

**POTTAWATTAMIE COUNTY
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
MONDAY, NOVEMBER 16, 2015
SUPERVISORS' HEARING ROOM-COUNTY COURTHOUSE
227 SOUTH 6TH STREET, COUNCIL BLUFFS, IOWA**

1. CALL TO ORDER

The meeting was called to order by Chairman Bingham at 5:37 P.M.

2. ROLL CALL

Members Present: Plagman, Bingham, Moore, Dieatrick, Leaders
Members Absent: Lund, Larson
Staff Present: Wyant, Kalstrup

3. MINUTES

Motion #1: to approve the Minutes of October 19, 2015 meeting.
Motion by: Bingham.
Second by: Leaders.
Vote: Unanimous vote. Motion carried.

4. PUBLIC HEARING

The Chairman read a statement advising the audience that the public hearing would be conducted in accordance with the Commission's Rules of Procedure.

CASE #ZTA-2015-02

APPLICANT: Pottawattamie County

REQUESTS: to amend the following in Chapter 8, Zoning Ordinance and Chapter 9, Subdivision Ordinance:

- General typographical and grammar error corrections.
- Amend by replacing all references to Planning Director with Development Director.
- Recodify various Sections and Subsections.
- In multiple Section by replacing the reference to Zoning Permit and Certificate of Zoning Compliance with Building Permit and Certificate of Occupancy.
- Recodify all the definitions in Chapter 8.002.
- Modify = (m); Add = (a); Delete (d)
- Chapter 2, Definitions, Illustration (a); Referenced Agencies (a); Accessory Dwelling Unit (ADU) (a); Animal Unit (a); Basement (m); Bed and Breakfast Home (m); Extraction Pit (a); Major Subdivision (a); Minor Subdivision (a); Outlot (a) Permanent Foundation m); Roadside Stand (m); Scentometer Device (d); Free Standing Business Identification Sign (a); Hard Surfaced Street (m); Noncommercial Vehicle and Equipment Sales (a); and Yard Sale(a).
- Chapter 8.003, Establishment and Designation of Zoning Districts, delete reference to Planned Mixed Use Area Development (I-3), and add reference to Slope Protection District SP and amend to provide for electronic zoning maps.
- Chapter 8.004, General District Regulations and Exceptions, delete the reference to "multi-family dwelling"; add to specify the various "accessory uses" permitted in the Class "A" and "R-1, R-2 and R-3" Districts and to reference back to this Section in the various Zoning Districts; add criteria for situating an "Accessory Dwelling Unit (ADU)";

change the reference to the projection of cornices, canopies, eaves, wing walls, from 2 ½ feet to 3 feet; allow for ramps for access for physically disabled persons; add standards for parking recreational vehicles in the “R” Districts or platted subdivisions; delete references to objectionable odors in Performance Standards; amend Bed and Breakfast Home, standards; delete Grading and Excavating criteria; delete all references in the various Zoning Districts to Grading and Excavating as a conditional use when exceeds 5000 square feet on 14 to 30% slopes and/or 1000 square feet on 30 to 50% slopes; amend Placement of Towers and Antennas, relative to written evidence on collocation, add Records are subject to Iowa Code Chapter 22, and delete requirement for designing tower for future antennas and delete the requirement that the inspection record be provided to the County.

- Chapter 8.005, Open Space and Conservation District (A-1), Conditional Uses, add Forest and production of woodland products.
- Chapter 8.010 Agricultural Production District (A-2), Conditional Use, amend commercial stables, riding academies and clubs to delete reference to number of animals per acre; to add Extraction Pits, to delete mines, quarries, sand and gravel pits and placement criteria for portable sawmills; and to add helipads.
- Chapter 8.012, Riverfront and Agricultural Production District (A-3), Conditional Use, to add Extraction Pits; to add Race tracks, strips, trails for horses, automobiles and motorcycles;
- In the A-4, R-1, R-2, and R-3 Districts, Principal Use, to add platted major subdivisions on hard surfaced streets within 2 miles of Council Bluffs and ½ mile of other municipalities and to amend platted minor subdivisions on hard surfaced streets as a principal use.
- In the A-4, Conditional Use, to add to allow for certain commercial activities;
- In the A-4 and the R-1 Districts, delete the reference to number of animals per acre in commercial stables, riding academies and clubs
- In the A-4 District, to add Demolition Rubble Waste Disposal Sites for erosion stabilization.
- In the R-1 and R-2 District, Conditional Use, to add Bed and Breakfast Home;
- In the R-5 delete reference to multi-family dwellings
- In C-1, C-2, and C-3 Districts, stipulate that properties shall be located along or have direct access to hard surfaced streets.
- In the C-1 District, Accessory Uses, add Outdoor Advertising Signs and Private parking.
- In the C-2 District, Conditional Uses, to add secondary airports, private landing strips and helipads.
- In the C-3 District, Conditional Uses, delete employee living quarters; delete race tracks, strips and trails for racing horses, automobiles and motorcycles; add helipads.
- In the I-1 and I-2 District, stipulate properties generally are located along railroad lines and other major transportation corridors, in addition to major streets and highways.
- Delete the I-3 District, Planned Mixed Use Development District.
- Add Slope Protection Overlay District, SP.
- In Chapter 8.090, Display and Outdoor Advertising Signs, amend the standards for commercial and industrial signs.
- Require a grading permit application be submitted with an application for a building permit.
Delete the various sections relative to zoning permit, Action by Development Director, Expiration of Zoning Permit and Zoning Certificate and to add a section on Certificate of Occupancy.

- Section 8.096.080.01 Delete the text referencing amendment to the text of this Ordinance.
- Section 9.02.660.11 Definition of Public Street, Hardsurfaced(m)

Motion #2: to open the public hearing on Case #ZTA-2015-02.
Motion by: Bingham.
Second by: Moore.
Vote: Unanimous vote. Motion carried.

Motion #3: to close the public hearing on Case # ZTA-2015-02.
Motion by: Leaders.
Second by: Moore.
Vote: Unanimous vote. Motion carried.

Motion #4: to recommend that the request of Pottawattamie County for various amendments to Chapter 8, Zoning Ordinance and Chapter 9, Subdivision Ordinance:, as filed under Case #ZTA-2015-02, be **approved by the Board of Supervisors.**

Motion by: Bingham.
Second by: Moore.
Vote: Unanimous vote. Motion carried.

7. ADJOURNMENT

Motion #5: to adjourn.
Motion by: Moore.
Second by: Dieatrick.
Vote: Unanimous. Motion carried.

The meeting was adjourned at approximately 6:24 P.M.

Nelson Bingham, Chairman

Date

ATTEST: _____
Matt Wyant, County Planning Interim Director Date