PLANNING AND ZONING COMMISSION MINUTES

City of Waverly, Iowa City Council Chambers August 3, 2017

A.	A. <u>Call to Order:</u> 7:00pm								
	1.	Members Vice-Chai	Present: irperson; Heidi		m Hagensick;	Kathy Ols	son; Kate P	'ayne,	
		Members David Hu		Hank Bagelmann, Chairperson; Mary French; Lance Gritters;					
		City Staff Present: Ben Kohout, Secretary; Edith Waldstein, Council Liaison							
2. Approval of Agenda:									
		Motion By: Olson		Seconded By: Dane					
	Move that the agenda be approved as printed.								
		Yes:	5	No:	0		Absent:	4	
	3.	Approval of Previous Minutes:							
		Motion By: Olson			Seconded By: Solheim				
		Move that the minutes of the July 13, 2017 Planning and Zoning Commission meeting be approved.							
		Yes:	5	No:	0		Absent:	4	
			. •						

- 4. Communications:
 - a) Planning and Zoning Commission Presentation to Council August 28 at 7pm.

B. Public Hearings:

1. Review and Recommend action following a public hearing for a Special Provisional Use Permit application for a ground solar panel array at 2000 Heritage Way for CUNA Mutual.

CUNA Mutual Group, in conjunction with Eagle Point Solar Company, is requesting permission of the City to establish a ground solar panel array in the NE corner of their property at 2000 Heritage Way in Waverly. The property is zoned as C-2, Commercial District and ground solar panel arrays are a special provisional use in the City Code. Property owners within 250 feet were notified of the request at least 7 days in advance of the public hearing and the public hearing notice was published in the Waverly newspaper

on July 27, 2017. The Commission will conduct a public hearing and consider any public comments prior to recommending action to the City Council.

Vice-Chairperson Payne opened the public hearing.

Mr. Kohout presented the four handouts presented by the applicants to the Commission. Mr. Kohout reviewed the items and noted he received on August 1 a site plan showing a solar panel array between the CUNA mutual facility and residences to the north, approximately 100 feet from the northern property boundary line.

Mr. Kohout confirmed for the Commission there were no letters or comments received ahead of the meeting in support of or against the application.

Mr. Larry Steffen, of Eagle Point Solar Company, presented site plans of phase one and phase two drawings showing site locations for the solar panel arrays. He confirmed contact with Waverly Utilities has been made and they have preliminarily approved the proposed plans. He showed the phase one being east of the CUNA facility, between the building and the pond. Phase two, he said, would include either expansion of the phase one or be located to the north of the CUNA facility. At this point in time, he said, CUNA has not committed to the northern location. There were handouts showing typical stationary solar panel dimensions and applications from around the State they have done previously. The panels are sought to be 9 feet tall and rows spaced 25 feet apart. He stated there will be poles and space around the poles to mow and maintain the area.

Ms. Olson confirmed with Mr. Steffen the location is sought to be 850 feet from Highway 3 and may not be visible from the road due to existing vegetation. The potential for phase two, Mr. Steffen stated, would be 750 feet from Highway 3. Ms. Olson stated her support for the project as shown on the submitted site plans.

There was discussion about screening from the north adjacent residential properties. Mr. Kohout confirmed for the Commission the Code does not require screening and that the Commission may include conditions of approval, should it be seen as needed.

Mr. Dane considered the northern array location with housing and noted there is a six foot high berm and vegetation present, combined with the 100 feet distance, may be sufficient and screening may not be needed.

Ms. Jackie Hansen, 2312 W. Bremer Ave., questioned glare onto adjacent roadways. Mr. Steffen confirmed the angle of installation would not produce a glare to the travelling public on the roadways. Ms. Hansen questioned potential negative health impacts of a solar array in proximity to residential housing. Mr. Steffen confirmed he is not aware of negative health impacts of such an application.

Ms. Edna Brunkhorst, 104 Willow Circle, wanted to know more about view shed impacts and safety of children and others on or around the solar array as proposed.

Mr. Steffen reviewed safety features on the solar panels and confirmed they are durable and no real obvious presence of a shock hazard.

Mr. Dane stated his support of the application.

Ms. Solheim stated some reservations about no screening present between residences and the potential north solar panel array.

Mr. Bob Steffen, of CUNA, noted there is a six foot tall berm that may provide visual buffering of any potential northern solar panels.

There being no one else wishing to speak, Ms. Payne closed the public hearing.

Motion By: Olson Seconded By: Solheim

Move that the Commission recommend approval of the ground solar panel array as requested and depicted in the plans and specifications to the Council.

Yes: 5 No: 0 Absent: 4

C. Regular Business:

1. Review Zoning Ordinance Amendment to Districts and Boundaries titles in City Code Section 100.3.01.

City Staff is requesting the Commission to review and recommend action to the Council on the request to amend the City Code Section 100.3.01 to better reflect the inclusion of "R-1A" District and to add description language in parentheses into the Code with previous revisions. This is a clerical correction in nature.

Mr. Kohout reviewed the ordinance amendments with the Commission.

Mr. Dane supports the proposed language.

Motion By: Dane Seconded By: Solheim

Move that the Commission recommend approval of the ordinance amendments to Section 100.3.01 as outlined in the attachment provided by City Staff to the Council.

Yes: 5 No: 0 Absent: 4

D. Old Business:

1. A request by applicants to establish a lot split within two miles of the City limits, as presented at the July Commission meeting, was withdrawn by the applicants following review of comments made at the July 2017 Waverly Planning and Zoning Commission meeting.

2. PD amendment to be reviewed with the Commission at the September Commission meeting.

E. New Business:

None

F. Adjournment:

Motion By: Olson Move that the Planning and Zoning Commission meeting be adjourned. Meeting adjourned at 7:40pm.

Respectfully Submitted, Ben Kohout, Secretary