

CITY PLAN COMMISSION
Wednesday, October 16, 2013

A meeting of the City Plan Commission was called to order at 7:00 p.m. by Chairperson Dan Wiegand in Council Chambers, City Hall, 421 Michigan Street.

Roll call: Members Jeff Norland, Steve Parent, Rick Wiesner, Dan Wiegand, Laurel Brooks, Dennis Statz, and Mike Gilson were present. Also present were Community Development Director Marty Olejniczak and Community Development Secretary Cheryl Nault.

Adoption of agenda: Moved by Mr. Wiesner, seconded by Mr. Norland to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from September 18, 2013.
4. Public comment on non-agenda items.
5. Consideration of: Street vacations – Portions of N. 19th Drive and Iowa Street.
6. Adjourn.

Carried.

Approval of minutes from September 18, 2013: Moved by Mr. Statz, seconded by Mr. Parent to approve the minutes from September 18, 2013. Carried.

Public comment on non-agenda items: No one spoke during public comment.

Consideration of: Street vacations – Portions of N. 19th Drive and Iowa Street: Mr Olejniczak stated that this item was referred to the Plan Commission from the Council. It is a follow-up to the recent request from the YMCA to rezone their property acquired from Spring Oaks subdivision. It is now zoned Conservancy. Their plan is to turn the property into an outdoor recreation facility. Once the streets are vacated, they would like to combine all the acquired lots into one property. The YMCA has hired an engineering firm to design the first phase, which would include an outdoor amphitheater along with other improvements. The street vacation would formally remove the right-of-way from City ownership with half going to each side. In addition to the YMCA request, the City received requests from the two properties that abut the stub of Iowa Street (Holey and Fischer). Their request is for the stub street to also be vacated. There are no utilities located there, so it would make sense to vacate those streets. Because of what the YMCA is proposing to do with that property it might make sense to retain an option for a northerly access towards the YMCA property. If all of Iowa Street is vacated, 30' would go to the Holey and Fischer properties. An ability to have an access, a driveway or pedestrian walkway, would be lost. Staff would like to retain part of the right-of-way or vacate all of it, but require an access easement over a portion of the former 60' right-of-way.

Mark Holey, 410 N 19th Ave., stated their biggest concern is the width of the right-of-way to get into the property. Ideally, they would like to acquire 30' on both sides. Having a walking or biking path width would discourage vehicles from driving in on the north end of the property. It would maintain the access that the YMCA is envisioning for the property.

Mr. Holey read a letter from Mark Fischer, 382 N. 19th Ave., stating that he would rather have no access, but realizes it is necessary in case of emergency. He wondered if 30' of width was necessary and if there is a solution that would benefit everyone.

Mr. Wiesner was concerned if the YMCA had any needs in the future and what other access points there are. Mr. Olejniczak responded that 19th Place and Michigan Street parking lot are accesses that would allow construction vehicles.

Mr. Gilson stated that the property may have another use in the future, so we need to think about a future access into the YMCA area.

Mr. Wiegand would prefer to have a 20' – 30' right-of-way. The City should maintain a right-of-way for public use.

After further discussion, it was moved by Mr. Statz, seconded by Ms. Brooks to recommend to Council to vacate the portions of N. 19th Dr. and Iowa St. as requested, except for the center 20 feet of the west 137 feet of Iowa St.

Mr. Norland would like to see a 30' wide right-of-way to better accommodate anything needed in the future. The Holeys and Fischers will still obtain 15' of buildable area if the center 30 feet were kept.

Mr. Statz rescinded his motion, along with the second. Moved by Mr. Statz, seconded by Mr. Norland to recommend to Council to vacate the portions of N. 19th Dr. and Iowa St. as requested, except for the center 30 feet of the west 137 feet of Iowa St. All ayes. Carried.

Adjourn: Moved by Mr. Statz, seconded by Ms. Brooks to adjourn. Carried. Meeting adjourned at 7:33 p.m.

Respectfully submitted,

Cheryl Nault
Community Development Secretary