

**MINUTES OF THE
WINDSOR HEIGHTS
PLANNING AND ZONING COMMISSION MEETING
City Hall, 1133 66th Street**

September 29, 2014- Special meeting

1. Call to Order.

Egger called the meeting to order at 4:33 p.m. Calhoun, Muntz, Moran, Fife, and Foss in attendance. Absent was Crain. Zoning Administrator, Sheena Danzer was also present.

2. Approval of the Agenda.

Moran made the motion to approve the agenda as presented; Calhoun seconded. Voice vote passed unanimously.

3. Approval of the minutes from the September 24, 2014 meeting.

Moran made a motion to approve the minutes as read; Calhoun seconded. Voice vote passed unanimously.

4. Public hearing for rezoning application RZN01-14 for Hy-Vee

Egger opened the public hearing at 4:45pm. Rob Wadle, representative with Hy-Vee spoke and presented that the traffic study had been complete. A representative with Shive-Hattery presented the findings on the traffic study. The traffic study was completed on just vehicular traffic. Greg Roth, the City's engineer stated he reviewed the traffic study and reported there wasn't anything unremarkable about the study; the level of service was not increased, delays increased, but not enough to move to a level B service or out of unacceptable ranges. Roth also stated the location was not a significant location where pedestrian levels would be high.

People who spoke in favor-

George Hanusa- 7204 Reite Avenue

People who spoke in opposition-

Bob- 1242 72nd Street

Julie Crawford- 6925 Del Matro Avenue

Stephen Loew- 1214 68th Street

1233 71st Street

William Strate- 7015 Sunset Terrace

Michael Stueckrath- 7037 Sunrise Boulevard

1922 80th- David Walker

Planning and Zoning members each commented. Several comments were directed to the future vision of Windsor Heights. Planning and Zoning members felt the project did not align with the vision of the Comprehensive Plan in that it did not represent a sense of walkability and the area proposed to be rezoned was best suited as residential in the community has outlined in the Plan.

Calhoun recommended denial of the rezoning application. A roll call vote to recommend denial was made as follows:

Fife- yes
Muntz- yes
Calhoun- yes
Foss- yes
Moran- yes
Egger- yes

The vote to deny the rezoning application was made and passed unanimously. A super majority vote is now needed at City Council for approval of the rezoning application.

5. Other

Danzer presented background on creating a mixed use district in areas that are designated as mixed use in the Comprehensive Plan as well as updating the zoning code.

6. Adjourn to next meeting, October 22, 2014

Muntz moved to adjourn at 6:45 p.m.; Moran seconded. Voice vote passed unanimously.