

MINUTES

Planning and Zoning Commission



LOCATION
City Council Chambers (Public Safety Building)
1133 66th St.
Windsor Heights, IA

Wednesday, March 23, 2016
5:00 PM
WINDSOR HEIGHTS, IOWA

1) **Call to Order**

The meeting was called to order by Chairperson Jim Egger with the following in attendance: Egger; Foss; Tillotson; Turner; Callhoun; and Libbie. Jones was absent

2) **Approval of the Agenda**

UNKNOWN

3) **Approval of the Minutes:**

a) October 28, 2015

UNKNOWN

4) **Appointment of the 2016 Commission Chair and Vice-Chair**

Foss made a motion, which was seconded by Calhoun, to name Egger as the Chair. Motion passed unanimously.

Calhoun made a motion, which was seconded by Turner, to name Tillotson as Vice-Chair. Motion passed unanimously.

5) **Public Hearing on conditional use permit request (CUP01-16) for Quik Trip Corporation for a convenience store and fuel sales at the Southwest corner of 63rd Street and Hickman Road**

Eggers invited Quik Trip representatives to provide an overview of the project. Mike Talcott of Quik Trip spoke. Tillotson inquired with regard to why build one so close (10 blocks away) from the one on 73rd. Talcott stated that the traffic pattern supports an additional location at 63rd and Hickman and that there are two instances of two different Quik Trips being closer.

Four (4) residents spoke in opposition to the project: Sarah Boots; Glen Cornell, Doug Johnson and UNKNOWN. The comments included the desire for more variety, restaurants, shops, and not another convenience store / fuel station.

One (1) resident spoke in favor whose property abuts the site. He stated that Quik Trip does great work, the lighting will have minimal impact on the adjacent residential area with the buffer and it will be great to be able to walk there and get a variety of items. Developer Richard Hurd spoke and stated that they reached out to pharmacies, restaurants, everyone they know would work well with a clinic and senior living center and tried to get a tenant there for 2.5 years. Hurd stated that there Quik Trip is a great corporate partner with expanded and enhance offerings and will be a nice amenity for the area.

- 6) **Recommendation on site plan review request for Quik Trip Corporation at the Southwest corner of 63rd Street and Hickman Road**

Tillotson made a motion to recommend approval for both the Conditional Use Permit and the Site Plan; Turner Seconded the motion. Motion passed unanimously.

- 7) **Discussion on Temporary Structures and Temporary Uses ordinances**

With Nuetzman absent, there was no discussion on agenda items #7 and #8.

- 8) **Staff updates:**

1. **Other upcoming ordinance discussions**
2. **University Avenue transportation improvements**
3. **Comprehensive Plan- upcoming meeting dates**
4. **Trail Hub Feasibility Study**

Meeting adjourned at 6:01 p.m.

Planning and Zoning Commission

Chair

Jim Egger

Vice-Chair

Craig Calhoun

Diane Foss

Georgie Libbie

Joseph Jones

Carole Tillotson

Stu Turner

Council Liaison

Tony Timm

**it is possible that members, including a quorum of members, of the City Council and other committees may be present. No business will be discussed outside of this agenda.*