

**MINUTES  
WINDSOR HEIGHTS  
PLANNING AND ZONING MEETING  
City Hall, 1133 66<sup>th</sup> Street**

**February 27, 2013**

1. Call to Order.

Egger called the meeting to order at 4:39 p.m. Turner, Foss, Fife, Calhoun, Moran in attendance. City Administrator, Jeff Fiegenschuh, Public Works Director, Jason VanAusdall, and City Inspector, Sheena Danzer were also present.

2. Approval of the Agenda.

Danzer directed that agenda item #4, public hearing on modification to CUP02-12, be removed from the agenda.

Moran moved approval of the agenda as amended, Calhoun seconded. Voice vote passed unanimously.

3. Approval of the minutes from January 23, 2013.

Moran made a motion to approve minutes as amended, Fife seconded. Voice vote passed unanimously.

4. Preliminary Site Plan Application Review for Kum & Go at 7215 and 7229 University Avenue.

Danzer presented a Power Point presentation on the staff report for the application. Discussion among Commission was made regarding the application. Keith Weggen with Civil Design Advantage was there to answer some questions regarding the site. Keith stated the size of the site is typically not as small as the proposed location; stated it's a challenge and is impossible to maintain depth with required landscape depth as the right-of-way jogs in. Keith confirmed this building would be similar to the newer Kum & Go on 86<sup>th</sup> St. in Clive. Other statements made by Keith include that a stop sign will be erected at both the east and west entrances and the Storm Water Management Plan submitted was calculated for a 1.25" rain event.

John Thatcher, Site Development Coordinator for Kum & Go, mentioned they use the same building material for all stores and there is consistency with all metro stores. John confirmed there will be lights on the canopy. Moran asked if any improvements need to be made to 73<sup>rd</sup> And University as far as traffic goes. VanAusdall confirmed what Kum & Go is proposing will alleviate existing problems. John stated the new building will be LEED certified; Kum & Go has never been denied an LEED certification. VanAusdall asked if the site was going to be irrigated; Kum & Go was uncertain at the time. It was stated construction for the site would be approximately 190 days.

Egger asked about the lighting plan. LED lights will be used for the project; pole will be normal pole height (projected above canopy) with a small fixture attached with downward lighting/no

light pollution. Danzer is going to send a picture of the lights used at Hy-Vee for consistency in the area.

Moran moved approval of the Preliminary Site Plan Application to the City Council. Foss seconded. Voice vote passed unanimously.

5. Discussion only on studying the need for additional zoning regulations for pawnshops and payday lending operations.

Discussion was made on the recent Board of Adjustment denial of the proposed Pawn Express store. Staff expressed they will talking with the Matt Brick, City Attorney on what legal issues are involved in amending zoning requirements for the businesses. There will be a more in depth discussion on the item at the next Planning and Zoning meeting. The Commission has asked staff to come back with how other cities have handled the businesses.

6. Adjourn to next scheduled meeting on March 27, 2013.

Moran moved to adjourn at 5:51 p.m. Calhoun seconded. Voice vote passed unanimously.