

## Meeting Minutes

**Governmental Body: Van Meter Planning and Zoning Commission**

**Date of Meeting: Monday, July 6<sup>th</sup>, 2020**

**Time/Location of Meeting: 5:30 PM –City Hall, 310 Mill Street, Van Meter, Iowa**

### Agenda:

1. Call to Order/Roll Call  
Wahlert called the meeting to order at 5:30  
Roll was called: DeVore, Harrison, Hulse, Feldman, Wahlert present. Akers absent.  
Staff present included City Administrator Kyle Michel and City Engineer Bob Veenstra
2. Approval of Agenda  
Hulse moved, supported by Feldman, to approve the agenda as submitted. Motion carried unanimously
3. Approval of Minutes – 6-1-2020 Meeting Minutes  
Feldman moved, supported by Harrison, to approve the minutes. Motion carried unanimously.
4. Discussion and possible action – Ordinance Amending Chapter 165.06.06 PUD  
Discussion ensued regarding the current PUD chapter of the Zoning Code. Staff presented a proposed amendment to the PUD chapter, removing unrealistic constraints and providing for additional protections for the City.  
Wahlert moved, supported by Feldman to recommend approval of the amendment to the City Council.
5. Discussion and possible action – Grand Estates PUD  
Discussion ensued regarding the proposed Grand Estates PUD, specifically with regards to proposed residential density. Staff provided explanation regarding the utilization of a PUD as opposed to spot zoning individual parcels within the proposed development.  
Staff indicated minor changes to the proposed PUD that would make the entire proposed development fall under the guidelines of the PUD. Any zoning concerns not specifically addressed through the PUD would default to the City's zoning ordinances specific to each zoning use.  
DeVore moved, supported by Wahlert, to recommend approval of the Grand Estates PUD to the City Council. Motion carried unanimously
6. Discussion and possible action – Site Plan, 710 Pleasant Street  
Discussion ensued regarding the proposed Site Plan and City Engineer's comments.  
Wahlert moved, supported by Feldman, to take no action on the Site Plan due to incomplete submittal. Motion carried unanimously.
7. Adjournment  
Motion by Feldman, supported by Harrison. Motion carried unanimously.  
The meeting was adjourned at 6:05 pm.