

**CITY PLANNING COMMISSION
MINUTES
AUGUST 10, 2021**

1. CALL TO ORDER – Danielsen called the meeting to order at 6:00 P.M.

2. ROLL CALL

Members Present: Bass, Danielsen, Halm, Hutcheson, Opperman, Rater, Rew, Scott and Stroebele
Members Absent: Haner and Van Houten
Vacancy: None
Staff: Gibbons, Monrroy and Wade

3. ADOPTION OF AGENDA

Motion by Hutcheson, second by Stroebele to amend the agenda as stated by staff. Motion carried by unanimous voice vote.

4. APPROVAL – MINUTES OF JULY 13, 2021 MEETING

Motion by Scott, second by Danielsen to adopt the minutes as presented. Motion carried by unanimous voice vote.

5. PROOF OF PUBLICATION – Gibbons

6. REVIEW OF MEETING PROCEDURES – Danielsen

7. PUBLIC HEARINGS - *(Refer to the taped recording of these proceedings for official verbatim minutes)*

- A. CASE #URV-21-010: Public hearing on the request of the City of Council Bluffs to create the Mid-America Urban Revitalization Area and adopt the required plan for an area legally described as all of Bass Pro Subdivision, Bluffs Vision Subdivision, Bluffs Vision Subdivision Replat 1, Bluffs Vision 4 Subdivision, Bluffs Vision 4 Subdivision Replat 1, Horseshoe Subdivision, Hotel Plaza at the MAC, Hotel Plaza at the MAC Replat 1, INRIP Subdivision Tract No. 1 1st Addition, Morris Subdivision, Morris Subdivision Replat 1, Plaza at MARCC, Sapp Bros Travel Center, a portion of Railroad Addition, a portion of the South ½ of Section 3-74-44, and a portion of Government Lots 2 and 3 in Section 4-74-44, City of Council Bluffs, Pottawattamie County, Iowa. Location: Generally located on 257.63 acres of land lying southwest of S 35th Street and north of 23rd Avenue and land lying south of 23rd Avenue, west of S 24th Street, and north and west of Mid-America Drive.

Gibbons provided an overview of the request.

The following member of the public spoke in favor of the request:

John Jerkovich, 535 West Broadway, Suite 100, Council Bluffs, IA 51503, spoke in support of the request. Jerkovich stated that development in the Mid-America Center Entertainment District has been difficult due to the lack of financial incentives for developers. Jerkovich stated that using urban revitalization tax exemptions could facilitate the development of the land that remains vacant around the Mid-America Center, as well as help Council Bluffs be competitive at a regional level. Jerkovich also stated that various property owners with land in the proposed Mid-America Urban Revitalization Area are supportive of the request.

No one spoke in opposition of the request. Danielsen closed the public hearing.

Rew concurred with Jerkovich and expressed his support for the proposed urban revitalization area. Rew asked how much land was currently undeveloped in the Mid-America Center Entertainment District. Jerkovich estimated that approximately 70 acres of land around the Mid-America Center are currently vacant.

Halm asked if any residential development had been considered in the Mid-America Center Entertainment District. Jerkovich confirmed that housing is being considered in this area. Gibbons stated that City Council had recently approved an amendment to the Zoning Ordinance to allow 'dwelling, multifamily' and 'mixed residential/commercial structure' as permitted uses in the P-C/Planned Commercial District and thus would be able to occur within the Mid-America Center Entertainment District.

Motion by Rew, second by Stroebele to recommend approval of the request of the City of Council Bluffs to create the Mid-America Urban Revitalization Area and adopt the required plan for an area legally described above, as per Staff's recommendation and based on the following:

1. The proposed Mid-America Urban Revitalization Plan and Area furthers the goals of the City's Comprehensive Plan; and
2. The Mid-America Urban Revitalization Plan is an area appropriate for urban revitalization designation as specified in Iowa Code Section 404.1.4, which discusses areas that are appropriate for economic development as defined by Section 403.17.

VOTE: AYE – Bass, Danielsen, Halm, Hutcheson, Opperman, Rater, Rew, Scott and Stroebele.
NAY – None. ABSTAIN – None. VACANT – None. ABSENT – Haner and Van Houten. Motion carried.

8. OTHER BUSINESS (*Refer to the taped recording of these proceedings for the official verbatim minutes*)

- A. City Council update: Wade provided an update of City Council actions relative to recent planning cases.
- B. Other items of interest: Gibbons stated there were no additional items of interest to discuss.

9. ADJOURNMENT – Danielsen adjourned the meeting at 6:23 P.M.

The recording of this proceeding, though not transcribed, is part of the record of each respective action of the City Planning Commission. The recording of this proceeding is incorporated into these official minutes of this Commission meeting as if they were transcribed herein.