

**CITY PLANNING COMMISSION
MINUTES
JUNE 10, 2025**

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

2. ROLL CALL

Members Present: Freund, Knauss, Rater, Rew, Stroebele, and Van Houten
Members Absent: Hutcheson and Watson
Vacancies: Three
Staff: Gibbons, Harter, Jura, and Weber

3. ADOPTION OF AGENDA

Motion by Van Houten, second by Stroebele to approve the agenda as presented. Motion carried by unanimous voice vote.

4. APPROVAL – MINUTES OF MAY 13, 2025 MEETING

Motion by Stroebele, second by Knauss to approve the minutes as presented. Motion carried by unanimous voice vote.

5. PROOF OF PUBLICATION – Gibbons

6. REVIEW OF MEETING PROCEDURES – Rew

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

- A. CASE #PC-25-002: Public hearing on the request of Huegerich Construction Inc., represented by FoleyShald Engineering, to adopt a PC/Planned Commercial development plan for a 124-unit extended stay hotel on property legally described as Lot 1, Morris Subdivision, Replat 1, City of Council Bluffs, Pottawattamie County, Iowa. Location: Undeveloped land located between 3501 23rd Avenue and 3320 Mid-America Drive.

Weber provided an overview of the request.

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

Andrew Rech, 14503 Grover Street, Suite 102, Omaha, NE 68144, spoke as the representative of the request and noted he was available to answer any questions.

No one spoke in opposition to the request. Rew closed the public hearing.

Motion by Rater, second by Freund, to recommend approval of the request of Huegerich Construction Inc. to adopt a P-C/Planned Commercial development plan for a 124-unit extended stay hotel on property legally described as Lot 1, Morris Subdivision, Replat 1, City of Council Bluffs, Pottawattamie County, Iowa, as per staff's recommendation.

VOTE: AYE – Freund, Knauss, Rater, Rew, Stroebele, and Van Houten. NAY – None. ABSTAIN – None. ABSENT – Hutcheson and Watson. VACANT – Three. Motion carried.

- B. CASES #PR-21-001(M) and #SUB-25-005: Combined public hearings on the request of Arbor Creek, LLC, represented by Neal Drickey, for preliminary plan approval of a 17-lot residential subdivision to be known as Arbor Creek 2nd Addition, legally described as Lot 2, Arbor Creek, and to amend the adopted PR/Planned

Residential development plan for said property to allow construction of 16 attached single-family residential dwellings. Location: Undeveloped land lying south of 1020 Railroad Avenue.

Gibbons provided an overview of the request.

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

Clint Brunow, 16935 State Orchard Road, Council Bluffs, IA 51503, spoke as the representative of the request and noted he was available to answer any questions.

Paul Gonzales, 15801 U Street, Omaha, NE 68135, spoke as the project engineer.

The following members of the public spoke in opposition to the request:

Ron Wolfe, 536 College Road, Council Bluffs, IA 51503, spoke as a representative of the College Road – Indian Hills Neighborhood Association. Wolfe noted the neighborhood is more supportive of the current proposal than previous plans for the site. Wolfe discussed concerns regarding the condition of College Road and need for storm sewers and curb installation to address stormwater management.

Raymond Paulus, 817 College Road, Council Bluffs, IA 51503, spoke as a nearby property owner. Paulus discussed concerns regarding stormwater management as during rain events water pools in certain areas of the site. Paulus reiterated the need for improvements to College Road. Paulus asked if the proposed development would result in lower property taxes.

Rew closed the public hearing.

Rew asked if the homes would be slab on grade. Brunow confirmed.

Rew asked if Outlot A will be utilized for stormwater management. Gonzalez confirmed that Outlot A will continue to be utilized for stormwater detention as it is today and has the capacity to address stormwater management for the condensed development proposal. Rew asked if additional plantings were proposed within the wetlands area. Gonzalez stated the wetlands area will not be disturbed and that all development will be on the surcharge pad.

Rew noted State requirements that are applicable to the property due to the wetlands designation. Rew stated the proposed plan is the best he has seen for the site. Rew acknowledged the condition of College Road and the continued development in the area. Rew stated it would be ideal to see College Road improvements included in the City's capital improvement plan, noting safety concerns and recent developments in the area.

Motion by Stroebele, second by Knauss, to recommend approval of a preliminary plan for a 17-lot residential subdivision to be known as Arbor Creek 2nd Addition, and approval of the request to amend the adopted PR-1/Planned Residential development plan for Lot 2, Arbor Creek Subdivision, on property legally described as being a replat of Lot 2, Arbor Creek Subdivision, City of Council Bluffs, Pottawattamie County, Iowa, as per Staff's recommendation.

VOTE: AYE – Freund, Knauss, Rater, Rew, Stroebele, and Van Houten. NAY – None. ABSTAIN – None. ABSENT – Hutcheson and Watson. VACANT – Three. Motion carried.

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

A. City Council Update: Jura provided an update of City Council actions relative to recent planning cases.

B. Other Items of Interest: Gibbons noted there will be a Planning Commission meeting in July. Gibbons recognized Susan Freund for her service on the Commission as it is her last meeting.

9. ADJOURNMENT – Motion by Stroebele, second by Freund to adjourn the meeting. Rew adjourned the meeting at 6:37 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.