

**CITY PLANNING COMMISSION
MINUTES
NOVEMBER 9, 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, Stroebele, and Van Houten
Members Absent: Haner, Scott
Vacancy: None
Staff: Gibbons, Monrroy, Siracuse, and Weber

3. **ADOPTION OF AGENDA**

Motion by VanHouten, second by Hutcheson to adopt the agenda as presented by staff. Motion carried by unanimous voice vote.

4. **APPROVAL – MINUTES OF OCTOBER 12TH MEETING**

Motion by Bass, second by Stroebele 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 #SUB-21-001 and PC-21-001: Combined public hearings on the request of Menard, Inc., D S A G Investments, and Woodsonia MOTB, LLC for the approval for a six-lot preliminary subdivision plan to be known as Mall of the Bluffs, Replat 1, legally described as being a replat of Lots 1, 3, 4, 5, and 13, Mall of the Bluffs, along with part of Lots 2 and 4, Auditor's Subdivision of the SW ¼ SW ¼ of Section 32-75-43; part of Lots 2 and 4, Auditor's Subdivision of the NW1/4 NW1/4 of Section 5-74-43; part of Lots 1 and 6, Auditor's Subdivision of the NE1/4 NE1/4 of Section 6-74-43; and part of Lots 3 and 6, Auditor's Subdivision of the SE1/4 NE1/4 of Section 6-74-43, all in the City of Council Bluffs, Pottawattamie County, Iowa; and to adopt a planned commercial development plan for Lots 2 through 6, Mall of the Bluffs, Replat 1. Location: 1751 Madison Avenue.

Gibbons provided an overview of the requests.

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

Tyler Edwards, Menard, Inc., 5101 Menard Drive, Eau Claire, WI 54703, spoke as one of the applicants of the request. Edwards noted that Menards has over 336 stores across the Midwest and has had a presence in Council Bluffs for over 25 years. Edwards stated that Menards has outgrown their current site in the Power Center and is looking forward to joining the commercial tenants at the prior Mall of the Bluffs site.

No one from the public spoke in opposition of the request.

Danielsen closed the public hearing.

Stroebele asked if a traffic study was completed for the project and if the City was funding infrastructure improvements and asked how the project will coincide with the adjacent Interstate project.

Gibbons responded that the traffic study is currently being reviewed by the Public Works Department and that any coordination with the concurrent Interstate project would be included in said study. Gibbons noted that he cannot speak on the project's funding, but stated that the City is not constructing any of the roads within the proposed development.

Rew asked about the intended use of the three building west of the Menards store shown on the conceptual site plan. Edwards stated that those buildings are conceptual and that Menards owns the land and would sell the ground to interested developers.

Rew asked if there is a fence proposed around the stormwater detention pond. Gibbons stated that the pond is large, but shallow and that no fencing has been discussed at this time. Rew stated that he wants to ensure that the pond is safe while still functioning as an amenity to the site.

Rew asked about maintenance of the roads internal to the development. Edwards stated that all roads will be maintained by Menards. Gibbons noted that there is an existing agreement amongst the businesses within the Mall of the Bluffs development regarding road maintenance and that this agreement was recently amended.

Rew discussed the history of traffic flow of the Mall of the Bluffs and asked the applicant to comment on the anticipated traffic flow of the proposed development. Edwards stated that the traffic flow for Menards' stores is typically evenly distributed throughout the day and does not have a typical peak time like other stores. Edwards also noted that the new roads will be a significant improvement from the dilapidated roads of the former Mall of the Bluffs Development, which should result in a more efficient use of the internal road system.

Rew asked if the intersection of the proposed Menards Drive and Madison Avenue will be signalized and noted that he hopes that Menards Drive will serve as a prominent entrance into the development. Edwards clarified that the intersection will not be signalized but the road will have longer lanes and the nearby signalized intersections will have new light timing. Rew asked if the interior intersections will be regulated by stop signs. Edwards confirmed.

Strobele stated that at times cars stack-up along the proposed street north of Menards Drive during busy hours. Edwards stated that the traffic study included both a 1-year and 30-year analysis of the site and both measures met Public Works' standards.

Rew noted that traffic has historically been an issue at this site.

Van Houten stated that he is in favor of the proposal and asked about the anticipated truck traffic to the site. Edwards stated that approximately four to six trucks will visit the site daily and that deliveries typically take place during off-hours. Edwards noted Menards runs their own distribution centers.

Stroebele asked if the proposed trail would connect to the Valley View trail. Gibbons stated that there are no planned connections to the Valley View trail at this time.

Bass asked for clarification on when the existing businesses would connect to the new sanitary sewer line. Gibbons stated that there are maintenance issues with the existing sanitary sewer line and that it would be more feasible for the existing businesses to connect to the new sewer line rather than repair the existing

line in the future. Stroebele asked who owns the existing sanitary sewer line. Gibbons stated that the line is privately owned by an association that is responsible for its maintenance.

Stroebele commended the project.

Motion by Danielsen, second by Bass, to recommend (1) approval of the preliminary plan for the Mall of the Bluffs, Replat 1 and (2) approval of the Planned Commercial development plan, subject to the comments stated in the staff report, and shall be in conformance with all City standards and specifications, the Zoning and Subdivision Ordinances, and the Department of Public Works Standards for Public Improvements.

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

- B. CASE #MIS-21-002: Public hearing on the request of the City of Council Bluffs to review and adopt the Fiscal Year 2023-2024 through Fiscal Year 2026-2027 Capital Improvement Plan.

Gibbon provided an overview of the Capital Improvement Plan for Fiscal Years FY23 through FY27.

No one spoke in favor or opposition to the request.

Danielsen closed the public hearing.

Rew asked if the City intends to allocate funding to assist developers in infrastructure costs associated with new residential development. Gibbons stated that typically, the City does not allocate funding without a specific project or area identified and noted that further studies need to be completed to identify the most feasible areas for infrastructure expansion. Gibbons discussed the need to diversify the city's housing stock.

Hutcheson noted that the City has funded 23rd Avenue infrastructure costs. Gibbons stated that the 23rd Avenue funding is for infill development, whereas funding greenfield development would require additional study.

Bass referenced The 712 Initiative's recently conducted housing study.

Stroebele asked if the City has received interest from developers for the properties along First Avenue. Gibbons stated that K.C. Knudson has closed on the property located at S. 34th Street. Gibbons noted that the City-owned properties along First Avenue were purchased with Community Development Block Grant (CDBG) funding which requires the City to release a request for proposals (RFP) for these properties and at this time the City is focusing fully developing City-owned property at River's Edge.

- 8. OTHER BUSINESS** *(Refer to the taped recording of these proceedings for the official verbatim minutes)*
A. Planned Residential (PR) Overlay and Infill Development Regulations Presentation - Gibbons provided an overview of upcoming proposed text amendments regarding the planned residential overlay and infill housing regulations. Gibbons provided the Commission with a copy of the proposed text amendments and asked the Commissioners to review and provide staff with any comments or concerns.

Van Houten and Bass stated concern regarding including a full bath in the definition of a single-family dwelling as new homes may be constructed without a bathtub. Gibbons stated that the proposed definitions are consistent with the housing definitions stated in the City's building code.

Rew stated shared his appreciation to staff for looking into providing additional opportunities for housing within the city. Gibbons stated that the proposed text amendments would allow for a transparent process while creating a new tool in the zoning ordinance to diversify the city's housing stock.

B. City Council update: Wade provided an update of City Council actions relative to recent planning cases.

C. Other items of interest: None

9. ADJOURNMENT – Danielsen adjourned the meeting at 7:11 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.