

**CITY PLANNING COMMISSION
MINUTES
NOVEMBER 14, 2023**

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

2. ROLL CALL

Members Present: Bass, Hutcheson, Knauss, Rater, Rew, Stroebele, and Watson
Members Absent: Bailey, Opperman, and Van Houten
Vacancy: One
Staff: Bemis, Duin, Gibbons, Jura, Monrroy, and Weber

3. ADOPTION OF AGENDA

Motion by Bass, second by Hutcheson to adopt the agenda with an amendment to change the case number for item 7A to Case #MIS-21-011. Motion carried by unanimous voice vote.

4. APPROVAL – MINUTES OF OCTOBER 10, 2023 MEETING

Motion by Rew, second by Bass to adopt the minutes as presented. Motion carried by unanimous voice vote.

5. PROOF OF PUBLICATION – Gibbons

6. REVIEW OF MEETING PROCEDURES – Rater

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

A. CASE #MIS-23-011: Public hearing on the request of the City of Council Bluffs to review and adopt the Fiscal Year 2025-2026 through Fiscal Year 2028-2029 Capital Improvement Plan.

Bemis and Gibbons provided an overview of the request.

No one spoke in favor or opposition to the request. Rater closed the public hearing.

Rew asked about projected property tax revenues. Bemis stated that projected revenues are uncertain at this time due to recent changes in state legislation regarding property tax law. Bemis stated that the City will know more in January on how this will affect the City's budget.

Motion by Rew, second by Stroebele, to find the proposed Capital Improvement Program for FY2025 through FY2029 consistent with the Bluffs Tomorrow: 2030 Comprehensive Plan., as per Staff's recommendation.

VOTE: AYE – Bass, Hutcheson, Knauss, Rater, Rew, Stroebele, and Watson. NAY – None. ABSTAIN – None. ABSENT – Bailey, Opperman, and Van Houten. VACANT – One. Motion carried.

B. CASE #PR-23-006: Public hearing on the request of Jamie Augustine to append a planned residential overlay over property legally described as Lot 65, City Acres, City of Council Bluffs, Pottawattamie County, Iowa, and adopt the associated development plan. Location: 2637 Avenue L.

Monrroy provided an overview of the request.

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

Jamie Augustine, 8129 Fort Street, Omaha, NE 68134, spoke as the applicant of the request. Augustine stated that the proposed townhome have a wheelchair accessible design and that he is willing to address neighbors' concerns. Augustine stated that he has worked to clean-up the property and is willing to incorporate high quality architectural materials into the project design.

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

Jacob Hedges, 2647 Avenue L, Council Bluffs, IA 51501, spoke as a neighboring resident and expressed concerns regarding parking, privacy, traffic, and property taxes. Hedges asked if he would be required to install a sidewalk in front of his house.

Amber Hedges, 2647 Avenue L, Council Bluffs, IA 51501, spoke as a neighboring resident and expressed concerns regarding existing sinkhole issues along Avenue L.

Javier Hernandez, 2627 Avenue L, Council Bluffs, IA 51501, spoke as a nearby property owner and expressed concerns regarding the number of units and traffic.

Connie Meyers, 2645 Avenue L, Council Bluffs, IA 51501, spoke as a neighboring property owner and expressed concerns regarding the number of units and traffic.

Rater closed the public hearing.

Stroebele asked for clarification on off-street parking for the proposed townhomes. Gibbons stated that each unit will have an attached one-car garage with an additional parking space in the front yard setback, as allowed through the proposed development plan. Stroebele asked staff to clarify if neighbors would be required to install sidewalks. Gibbons stated that neighbors would not be required to install sidewalks as a part of the subject request.

Hutcheson asked the applicant why he modified his proposal from a two single-family detached dwellings to a triplex on such a narrow lot. Augustine discussed the unique lot dimensions and inability to split the lot into two lots of record to build two single-family structures. Hutcheson asked staff if the applicant is able to construct a duplex on the subject property. Gibbons stated that splitting the lot would create two nonconforming lots of record and stated that a minimum of two residential structures are required for use of a PR-2 Overlay.

Rew stated that the Commission's role is to determine if the proposal is compatible with surrounding development and that the Public Works Department can address concerns regarding street conditions. Rew stated that Avenue L is not a major thoroughfare and should primarily be used for neighborhood traffic. Augustine noted that construction in the area has caused an increase in traffic. Rew noted that concerns with property valuation could be directed towards the Pottawattamie County Assessor.

Motion by Stroebele, second by Bass, to recommend approval of the request to append a planned residential overlay property legally described as Lot 65, City Acres, City of Council Bluffs, Pottawattamie County, Iowa, and to adopt the associated development plan, subject to the comments stated above and the following condition, as per staff's recommendation:

- A. Any modifications to the approved development plan which substantially alter the design, layout, configuration, and/or appearance of the project shall be reviewed the City Planning Commission and

approved by City Council prior to such changes being made. All minor modifications to the adopted development plan may be administratively approved by the Community Development Director.

VOTE: AYE – Bass, Knauss, Rater, Rew, and Stroebele. NAY – Hutcheson and Watson. ABSTAIN – None. ABSENT – Bailey, Opperman, and Van Houten. VACANT – One. 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 updated the Commission on the City's efforts to review and update Title 16: Historic Preservation of the Council Bluffs Municipal Code. Gibbons informed the Commission the Brandon Siracuse's last day with the City will be Friday, November 17, 2023.

9. ADJOURNMENT – Rater adjourned the meeting at 6:35 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.