

**CITY PLANNING COMMISSION
MINUTES
DECEMBER 10, 2024**

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

2. ROLL CALL

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

3. ADOPTION OF AGENDA

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

4. APPROVAL – MINUTES OF NOVEMBER 12, 2024 MEETING

Motion by Stroebele, second by Rater to adopt the minutes with an amendment to Item C to list Stroebele as absent. Motion carried by unanimous voice vote.

5. PROOF OF PUBLICATION – Gibbons

6. REVIEW OF MEETING PROCEDURES – Freund

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

A. CASE #SAV-24-002: Public hearing on the request of Alexander Giron Rivera to vacate and dispose of an east/west alley abutting properties legally described as Lots 19 through 23, Belmont Addition, City of Council Bluffs, Pottawattamie County, Iowa. Location: Alley lying north of 1704, 1708, 1714, and 1720 Avenue P.

Weber provided an overview of the request.

No one spoke in favor or in opposition of the request. Freund closed the public hearing.

Stroebele noted that he is opposed to the request due to the need to maintain access to utilities.

Van Houten noted the need to maintain access to utilities and asked if there was an alternate solution as the subject dead-end alley serves no other public purpose. Freund asked if an easement could be utilized to maintain access to utilities. Van Houten asked if there were other utilities in the alley. Gibbons noted that MidAmerican Energy has overhead distribution lines in the alley and that Public Works has a water main and sanitary sewer in N. 17th Street right-of-way.

Motion by Van Houten, second by Stroebele, to recommend denial of the request of Alexander Giron Rivera to vacate and dispose of an east/west alley abutting properties legally described as Lots 19 through 23, Belmont Addition, City of Council Bluffs, Pottawattamie County, Iowa, as per staff's recommendation.

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

B. CASE #PR-23-002(M): Public hearing on the request of Josie's Development, LLC to amend the adopted planned residential development plan on property legally described as Lots 1 through 8, Josie's Development

Addition, City of Council Bluffs, Pottawattamie County, Iowa. Location: Undeveloped land lying north of 14th Avenue, between South 16th and South 17th Streets.

Monroy provided an overview of the request.

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

David Clausen, 129 N. 10th Street, Suite 313, Lincoln, NE 68508, spoke as the representative of the applicant and noted that the proposed new house design was a result of NeighborWorks no longer being a partner on the project. Clausen expressed disappointment in the inability to provide a basement in the proposed units.

No one spoke in opposition to the request.

Van Houten asked for clarification on the pavement requirements. Monroy clarified. Van Houten noted that crawlspaces could be provided. Harter noted that basements would not be allowed due to the fluctuating water table levels in the area.

Stroebele asked if the proposed dwellings will be centered on each lot. Clausen confirmed. Stroebele asked which areas of the lots would be paved. Gibbons clarified.

Rew and Gibbons discussed stormwater retention. Rew noted that the inability to provide a basement is unfortunate as it limits the residents' use of the space.

Freund closed the public hearing.

Rew noted that he appreciates the use of an alternate plan to make the project happen.

Motion by Rew, second by Freund to recommend approval to amend the adopted planned residential development plan on property legally described as Lots 1 through 8, Josie's Development Addition, City of Council Bluffs, Pottawattamie County, Iowa, as per staff's recommendation.

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

- C. CASE #ZC-24-006 (Reconsideration): Public hearing on the request of the City of Council Bluffs to reconsider a request from Nyles Lehnen to rezone property legally described as Lots 7 through 12, Block 1, and Lots 1 through 3 and Lots 10 through 12, along with the vacated section of Warren Street adjacent, all in Block 6, City of Council Bluffs, Pottawattamie County, Iowa from R-1/Single-Family Residential District to A-2/Parks, Estates, and Agricultural District. Location: Undeveloped land lying northwest of 1424 Harrison Street.

Gibbons provided an overview of the request.

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

Stephen Meade, 1424 Harrison Street, Council Bluffs, IA 51503 spoke as an adjacent property owner and noted his opposition to the property being zoned agricultural and that he was at the previous meeting to voice his opposition. Meade noted his concern that the original request was unintentionally approved by Council.

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

Rew stated that City Council will likely review the request closely and that the unintentional approval was a unique and rare occurrence. Hutcheson noted that this can serve as a reminder to closely review items and ask for clarity, if needed, prior to making and/or voting on a motion.

Motion by Hutcheson, second by Rew, to recommend approval of the request of the City of Council Bluffs, to rezone property legally described as Lots 7 through 12, Block 1, and Lots 1 through 3 and Lots 10 through 12, along with the vacated section of Warren Street adjacent, all in Block 6, City of Council Bluffs, Pottawattamie County, Iowa from A-2/Parks, Estates and Agricultural District to R-1/Single-Family Residential District.

VOTE: AYE – Freund, Hutcheson, Rater, Rew, Stroebele and Van Houten. NAY – None. ABSTAIN – None. ABSENT – Knauss 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 stated there were no additional items of interest to discuss.
9. **ADJOURNMENT** – Motion by Van Houten, second by Stroebele, to adjourn the meeting. Freund adjourned the meeting at 6:33 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.