

**POTTAWATTAMIE COUNTY
PLANNING AND ZONING COMMISSION
REGULAR MEETING AGENDA**

**MONDAY, SEPTEMBER 16, 2024
5:30 P.M. – Meeting**

**SUPERVISORS' HEARING ROOM-COUNTY COURTHOUSE
227 SOUTH 6TH STREET, COUNCIL BLUFFS, IOWA**

1. CALL TO ORDER

The meeting was called to order by Chairman Chapman at _____ P.M.

2. ROLL CALL

Members Present: Leaders Schultz B.Larson Chapman Silkworth
Members Absent: Leaders Schultz B.Larson Chapman Silkworth
Staff Present: Kalstrup Wyant

3. MINUTES

Motion #1: to approve the Minutes of the July 15, 2024 Meeting.
Motion by: Leaders Schultz B.Larson Chapman Silkworth
Second by: Leaders Schultz B.Larson Chapman Silkworth

Vote: _____

5. PUBLIC HEARINGS

The Chairman read a statement advising the audience that the public hearing would be conducted in accordance with the Commission's Rules of Procedure.

CASE #ZMA-2024-03

PROPERTY OWNERS: Jessica C Luke
REQUEST: Zoning Map Amendment to reclassify approximately 5 acres from a Class R-2 (Urban Transitional) to a Class C-1 (Highway Commercial).

TOWNSHIP: Knox
STREET: Hwy 83
LEGAL DESCRIPTION: Parcel 24078 of 15-77-39

CASE #ZTA-2024-02

PROPERTY OWNER: Jessica C Luke
REQUEST: Zoning text to amend the Pottawattamie County, Iowa, Zoning Ordinance, Section 8.045.030 by adding the following as Conditional Uses in the C-1 (Highway Commercial) Zoning District:

.05 Commercial kennels and veterinary hospitals or clinics, provided that no such structure or exercising runway shall be located closer than two hundred (200) feet from any Class "R" District or platted residential subdivision or dwelling other than that of the lessee or owner of the site

.06 Commercial stables, riding academies and clubs.

AND add the following Lot Size and Coverage Requirements to Section 8.045.080:

.02 Any Permitted Conditional Use other than Commercial Kennels and veterinary hospitals and Commercial Stables – Minimum Lot Area 1.0 acre, Minimum Lot Width 80', Minimum Lot Depth 100', Maximum Lot Coverage 50%

.03 Commercial Kennels and veterinary hospitals – Minimum Lot Area 3.0 acres, Minimum Lot Width 300', Minimum Lot Depth 300', Maximum Lot Coverage 15%

.04 Commercial Stables – Minimum Lot Area 5.0 acres, Minimum Lot Width 300', Minimum Lot Depth 300', Maximum Lot Coverage 5%

6. OTHER BUSINESS:

7. ADJOURNMENT

Motion #____: to adjourn.

Motion by: Leaders Schultz B.Larson Chapman Silkworth

Second by: Leaders Schultz B.Larson Chapman Silkworth

Vote: _____

The meeting was adjourned at approximately _____ P.M.