

**POTTAWATTAMIE COUNTY
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
MONDAY, SEPTEMBER 16, 2024
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 5:30 P.M.

2. ROLL CALL

Members Present: Larson, Chapman, Leaders, Schultz, Silkworth
Staff Present: Wyant, Kalstrup

3. MINUTES

Motion #1: to approve the Minutes of the July 15, 2024 meeting.
Motion by: Leaders.
Second by: Silkworth.
Vote: Unanimous vote. Motion carried.

4. PUBLIC HEARING

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

Motion #2: to open the public hearing on Case #ZMA-2024-03
Motion by: Leaders.
Second by: Schultz,
Vote: Unanimous Vote. Motion Carried.

Motion #3: to close the public hearing on Case #ZMA-2024-03.
Motion by: Leaders.
Second by: Larson.
Vote: Unanimous Vote. Motion Carried.

Motion #4: to recommend that the request of Jessica Luke for Zoning Map Amendment to reclassify approximately 5 acres from a Class R-2 (Urban Transitional) to a Class C-1 (Highway Commercial)., as filed under Case #ZMA-2024-03, be **approved by the Board of Supervisors**.

Motion by: Larson.
Second by: Schultz.
Vote: Ayes –Larson, Leaders, Chapman, Schultz, Silkworth. Motion Carried.

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%

Motion #5: to open the public hearing on Case #ZTA-2024-02.
Motion by: Leaders.
Second by: Schultz.
Vote: Unanimous Vote. Motion Carried.

Motion #6: to close the public hearing on Case #ZTA-2024-02.
Motion by: Larson.
Second by: Schultz.
Vote: Unanimous Vote. Motion Carried.

Motion #7: to recommend that the request of Jessica Luke for Zoning Text, as filed under Case #ZTA-2024-02, be **approved by the Board of Supervisors**.

Motion by: Larson.
Second by: Schultz.
Vote: Ayes –Larson, Leaders, Chapman, Schultz, Silkworth. Motion Carried.

5. ADJOURNMENT

Motion #8: to adjourn.
Motion by: Leaders.
Second by: Larson.
Vote: Unanimous. Motion carried.

The meeting was adjourned at approximately 5:45 P.M.

