

# City of Coralville

## Planning & Zoning Meeting

### October 2, 2019

Staff: Building & Zoning Official Jim Kessler, Assistant City Engineer Scott Larson,  
Administrative Assistant Dee Marshek

1. Call meeting to order 6:30 p.m.
2. Roll Call: Fesler, Arens, Nguyen, Wilson, and Wenman  
Absent: Taylor
3. Approve October 2, 2019 Agenda.

Arens: **Motion to Approve.**

Nguyen: **2nd Motion.**

**Motion Carried: 5-0**

4. Approve September 4, 2019 Minutes.

Wenman: **Motion to Approve.**

Wilson: **2nd Motion.**

**Motion Carried: 5-0**

5. **Public Hearing** request by Watts Group Development Inc,  
is for the approval of the Land Use Amendment from Parks/ Public to  
Medium Density of The Bluffs at Brown Deer, property located north of  
Country Club Drive and west of 1<sup>st</sup> Avenue.

#### **Public Hearing Open:**

Adam Hahn with the Watts Group is available for any questions.

Karl Kundel (1710 Country Club Dr) ask Mr. Hahn what the plans are and what will  
built at this site.

Hahn states Watts Group has proposed two condo buildings. These would be three,  
possibly 4 story buildings. Concept plans will be presented at next month meeting.

Jim Collins (1701 County Club Drive) again isn't in favor of converting park land medium density housing. He thinks this is out of character to the rest of the neighborhood.

**Public Hearing Closed:**

**a) Consider approval of the Land Use Amendment.**

Wenman: **Motion to Approve.**

Arens: **2nd Motion.**

Kessler shows the area/location to the members and explains this is about 6 1/2 acres going from green space/park land/ open land to medium density housing, which is 6 to 16 units per acre. With this number of units under the medium density classification, this is on the low end of medium density.

Wenman states the whole area is medium density and this would bring the neighborhood in compliance with the rest of the surrounding properties.

**Roll Call Vote –**

Wenman – Aye    Nguyen – Aye

Wilson – Nay    Fesler – Nay

Arens – Aye

**Motion Carried: 3 (Ayes) -2 (Nay)**

**6. Meeting adjourns @ 6:40 p.m.**

Arens: **Motion to Adjourn.**

Nguyen: **2nd Motion**

**Motion Carried: 5-0**

Respectfully submitted by,  
Dee Marshek