

# ADAMS CITY COUNCIL COMMITTEE REPORT

The City Planning Commission was called to order on February 26, 2015 at 5:00 p.m.

On roll call members present were Baumgartner, Roseberry, White, Scott, Kierstyn, Menck and Burke.

Others Attending: Clerk Winters, DeAnn Davis and Scott Zietlow – Kwik Trip Inc.

(Public Hearing)

The Public Hearing was called to order by Chairperson Baumgartner. On roll call were the above listed members.

B. White explained the location and current zoning of the two parcels. He explained that by our Zoning Code the gas station addition would fit in Highway Commercial (C2). The first parcel (#201-800) located on Main Street was the American Family Insurance parcel currently zoned General Commercial (C1). The second parcel is located on Oak Street (#201-791) abutting the Kwik Trip property and west of the first parcel and currently zoned Single Family Residential (R1).

- I. Discussion Relating to a Change in Zoning from Single Family District (R1) to Industrial District (I) for Property Located in Werners Subdivision, Lots 17 & N1/2 Lot 16 & S1/2 Lot 18, of Block 4, Parcel 201-00800-0000 (Kwik Trip parcel – 237 N. Main St.)

No objections were heard relating to rezoning this property to Highway Commercial (C2)

- II. Discussion Relating to a Change in Zoning from General Commercial (C1) to Highway Commercial (C2) for property located in Werners Subdivision, Lots 4, S1/2 Lot 3 & N 15' FT Lot 5, of Block 4, Parcel 201-00791-0000 (formerly American Family parcel located at 225 N. Main St.)

No objections were heard relating to rezoning this property to Highway Commercial (C2)

B. White stated the request to Vacate Portion of the Alley is the North-South alley between the two parcels. The Vacate would lengthen the existing Vacated Alley 105' South of where the Kwik Trip Store is located.

B. White stated there will be easements to the Alley Vacate that would be subject to all utility and/or sewer and maintain rights and access.

B. White clarified the traffic route ingress will be off Main Street and the egress N. Oak Street.

J. Kierstyn questioned change to the approach opportunity, changing up on the curb.

Scott Zietlow gave details of the plans. He stated that the curb-cut can become larger into that property as they have received a permit from the DOT. The 55' curb cut would allow semi's to turn into. They allowed 35' for the exit onto Oak St. That will be a One Way and the trucks would have to turn right, travelling North and on Liberty.

H. Menck questioned the traffic volume on Liberty coming out on Main Street. Zietlow stated the normal vehicle/car traffic will not change it will add some diesel traffic.

J. Baumgartner stated that we did approve the addition of Liberty, Park and Lincoln from Main Street to Oak Street to our Heavy Traffic Routes which would spread out the wear and tear.

THE MINUTES ARE DRAFT AND SUBJECT TO COMMITTEE APPROVAL

J. Kierstyn asked if Kwik Trip will communicate the additional routes going North to the drivers. Zietlow answered yes they will have signage that they cannot turn left.

B. White asked if a parking spot on the North & South side of Liberty Street should be eliminated. Zietlow replied yes or make the truck route suggested and go further down the street.

J. Baumgartner stated that we have not removed any parking at this time and asked if they could make more parking in the green space. Zietlow said that they can.

B. White asked if the approach on Oak Street can reinforce that so when they come up to Oak Street they don't peel our road off making your road base as heavy as ours. Zietlow said their base will be twelve inches (12") of compacted class 5 and eight inches (8") concrete reinforce so that won't be a problem at all.

Zietlow reviewed through the plans. They will be adding two diesel tanks, two lanes of diesel traffic, with a third option on the side for smaller vehicles. They have electrical problems with the pumps and will be replacing the existing store asphalt with concrete at this time, running new conduit from the store out to each dispenser. There are water and drainage issues on that site which they will be correcting at this time as well. The existing parking lot will be brought up to EDA standards. He has been made well aware that this will be done before July 1<sup>st</sup>.

H. Menck questioned the lighting. Zietlow stated they like to put in as much lighting as necessary inside their property line to keep customers and coworkers safe but not disrupt their neighbors. They do not like to do light pollution so all lights will go directly down.

H. Menck asked if there will be any additional regular parking for cars. Zietlow said at this time no. We can do coworker parking to get it off of Liberty Street.

J. Roseberry questioned future expansion such as a restaurant and would the school busses use the new pumps. Zietlow stated not at this location for a restaurant and the buses would use the new pumps.

B. White suggested the location by the tanks could be used for additional parking. Zietlow stated he will look into any additional parking that he can fit.

D. Davis asked what is anticipated in the increase of traffic volume on Oak Street and if it was taken into consideration the turning from Park Street onto Main Street from 3:00 p.m. – 4:00 p.m. during the school year. It gets congested at that time and a car cannot get out of there as they stop traffic to allow up to twenty some busses out and that would back up the traffic more on Park. Zietlow stated he does not have information on that but would definitely find that out. Real Estate typically does those studies and he can get that information.

- III. Discussion Relating to a Request to Vacate Portion of North–South Alley in Block 4 Werners Subdivision. Portion of Alley Between South 30' of lot 3, all of lot 4, north 15' lot 5 - 105' feet. (Parcels abutting N. Main Street (201-791, previously American Family parcel) and South 30' of lot 18, all of lot 17, and North 15' of lot 16 (201-800, N. Oak Street lots) (Resulting in the Vacation of Additional 105' South of Existing Vacated Alley laying 150' South of Liberty Street, Between N. Main Street and N. Oak Street)

No objections were heard relating to the Vacate Portion of the North-South Alley in Block 4, Werners Subdivision.

***Motion by White, second by Menck to adjourn from Public Hearing and reconvene in Open Session. Roll call vote, All voted aye.***

(Open Session)

The Open Session was called to order by Chairperson Baumgartner. On roll call were the above listed members.

**Motion by Menck, Second by Kierstyn to approve the minutes of the February 3, 2015 meeting as printed. All voted aye.**

Agenda Items:

- 1. Recommendation by Kierstyn, second by Burke to Change Zoning from Single Family District (R1) to Highway Commercial (C2) for Property Located in Werners Subdivision, Lots 17 & N1/2 Lot 16 & S1/2 Lot 18, of Block 4, Parcel 201-00800-0000 (Kwik Trip parcel – 237 N. Main St.). All voted aye.**
- 2. Recommendation by Kierstyn, second by White to Change Zoning from General Commercial (C1) to Highway Commercial (C2) for property located in Werners Subdivision, Lots 4, S1/2 Lot 3 & N 15' FT Lot 5, of Block 4, Parcel 201-00791-0000 (formerly American Family parcel located at 225 N. Main St.). All voted aye.**
- 3. Recommendation by White, second by Kierstyn to Vacate Portion of North–South Alley in Block 4 Werners Subdivision. Portion of Alley Between South 30' of lot 3, all of lot 4, north 15' lot 5 - 105' feet. (Parcels abutting N. Main Street (201-791, previously American Family parcel) and South 30' of lot 18, all of lot 17, and North 15' of lot 16 (201-800, N. Oak Street lots) (Resulting in the Vacation of Additional 105' South of Existing Vacated Alley laying 150' South of Liberty Street, Between N. Main Street and N. Oak Street)**

**Motion by Menck, second by Kierstyn to adjourn. All voted aye.**

Mayor JanAlyn Baumgartner/jlw  
Committee Chairperson

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**NEXT MEETING: TBD**