



The Adel Planning and Zoning meet at City Hall on Wednesday, January 8, 2020
At 6:30 **PM.**

Commissioners present were: Tom Waltz, Kent McAdon, Jonathan Fokken, Stephanie Poole, Melody Marshall, Rebecca Reed, Scott Lyon and Code Compliance Officer Steve Nichols. Robert Cramer, Doug Mandernach and several members of the community.

Minutes for January 8, 2020 Public Hearing Meeting

- I. Discussion / Possible Action on the rezoning request by Cramer and Associates on Lots 1-11 and Lots 70-74 in Southbridge Plat 2 from R-1 (single family residential-high density) to C-3 (Highway Commercial District).** Robert Cramer presented the reason for asking for the re-zoning for this area along Highway 169. Mercy clinic is wanting to build a new clinic on the lots 70-74. Cramer explained that for Mercy to be able to build, it needs to be north of 302nd Street because of the Medicaid reimbursement is 30% higher. They are looking to have an addition doctor at the clinic. Cramer also stated that lots 1-11 thru an agreement would have like type commercial that would fit in with the clinic. McAdon stated that the lots 1-11 would have to be reconfigured. Marshall asked if any of the other lots are sold and Poole asked about clinic hours and or after hour care. Shirley McAdom stated that the Economic Develop met the night before and stated that there would be no nighttime activity. She also made a point that they and the city have been working with Mercy on finding a new location. Several citizens living on Meadow Road came forward to speak against the proposed re-zoning. Concerns ranged from lower values on their houses, additional traffic, business hours, lighting, wouldn't have bought knowing this was going to be commercial and safety of children playing on the bike trail behind the businesses. **McAdon made a motion to approve the zoning change from R-1 to C-3, second by Fokken.** The board then had their discussion on this motion. McAdom and Poole would want buffering from these lots to residential lots, Lyon was concerned about traffic in the residential areas, Marshall felt she needed more information, Poole also would want light plans. **The Motion failed 4 no and 3 yes.** Nichols explained that Cramer could ask council to re-zone and let the council decide, but it would require a 75% approval to re-zone.

Meeting adjourned at 7:30 PM
Respectfully
Steve Nichols

