



The Adel Planning and Zoning met at City Hall and Electronically on Monday, April 5, 2021
At 6:30 PM.

Commissioner's present were: Tom Waltz, Kent McAdon, Jonathan Fokken, Stephanie Poole, Summer Portzen, Christina Woods and Code Compliance Officer Steve Nichols. Absent: James West. Doug Mandernach, Robert Cramer, and members of Oculus and Members of the Affordable Housing Foundation.

Minutes for March 5, 2021 Public Hearing Meeting

I. Discussion / Possible Action on the Discussion / Possible Action on Rezoning Request from Cramer and Associates to Rezone 16.2 Acres from A-1 (Existing Agriculture District) to R-4 (Multi-Family Residential District). McAdon opened the meeting at 6:30 PM. Waltz made the motion to go into the public hearing and Fokken second. Nichols stated that was no written or verbal comments from the public prior to the meeting. Cramer was introduced and he proceeded to explain the area that was being requested for re-zoning. He explained the need for multi-family in the Adel area and this area does fit in with the land use plan. Steve Byer from Oculus gave a lengthy summary of how Adel was chosen for this project and that the need for affordable housing would help young family, teachers, and young adults. He explained that Oculus maintains ownership for years. He felt the two-story low-profile building would fit in with the surrounding area of commercial to the north and residential to the south. Kramer from the Affordable Housing Foundation also talked and explained the need and the process that they take when going through the rental process. Various items were discussed and can be listened to on the recording of the meeting. Fokken made a motion to go out of the public hearing and second by Waltz. McAdon ask if there was any discussion or comments. Members thought this would be a great addition to the community and a need that they have heard over the years that Adel needs. It was a very professional presentation, and they appreciated the information provide. **McAdon made a motion to approve the zoning request of changing the 16.2 acres plus from A-1 (Existing Agricultural District) to R-4 (Multi-Family Residential District) and forward this decision to Council to set a Public Hearing, second by Poole. Passed unanimously.**

Meeting adjourned at 7:30 PM

Respectfully
Steve Nichols