

MAXWELL PLANNING AND ZONING COMMISSION
PUBLIC HEARING
TUESDAY, FEBRUARY 28, 2023, AT 6:30 PM
AT MAXWELL CITY HALL, 107 MAIN STREET, MAXWELL, IOWA

1. The meeting was called to order at 6:35p.m. by Pat Meade.
2. Roll call was answered by Tanner Schrock, Pat Meade, Shelly Balke and Joe Polensky. Visitors in attendance were Doug Miller, Lauryn Myers, Ken Jans, and Scott Oakes.
3. Polensky made a motion to approve the agenda as presented. Balke seconded. 4 ayes.
4. A motion to approve the November 16, 2021 minutes was made by Balke, seconded by Schrock, and passed 3ayes. Polensky abstained. Balke mentioned scheduling the workshop mentioned in the minutes for June 2023.
5. Public Hearing to Consider allowing Twin Homes within R-2 zoning District – Polensky moved to open the public hearing. Schrock seconded. 4 ayes. Scott Oakes was in attendance to share a layout of where within the new development he would like to build twin homes. Oakes explained how twin homes are working in other communities. They are economical, there are a mixture of families and elderly living in them. The plan is to provide 12-24 twin homes. Balke was interested with creating a special zoning for that area instead of making the entire R-2 district open to twin homes. Mead felt that the current R-2 ordinance would allow for twin homes as it currently reads two-family dwellings. Oakes was asked if there would be covenants in the new area, and he assured the board that there would be. Schrock moved to close the public hearing. Polensky seconded. 4 ayes. Balke made a motion to propose a new zoning specifically for the the new development area, lots 7-12, as R-2A. No 2nd motion failed. Schrock made a motion to approve twin homes, if there is a HOA in place and contingent after the city attorney reviews our current R-2 zoning that twin homes can be allowed as the current R-2 ordinance reads. No 2nd motion failed. Polansky made a motion contingent after the city attorney reviews the current R-2 ordinance and if it allows for twin homes then the Planning & Zoning commission approves the building of twin homes. No 2nd motion failed. Meade made a motion to send the current R-2 ordinance to the city attorney for his interpretation of the current R-2 zoning and then have the Planning & Zoning commission meet again. Balke seconded. 4 ayes.
6. At 7:25p.m. a motion to adjourn was made by Balke, seconded by Polensky, and passed 4 ayes.

Attest: _____, Clerk
Dee Gibbs

_____, Chair
Pat Meade