

Planning & Zoning Commission
City of McGregor
Thursday, April 29, 1:00 p.m.

The Planning and Zoning Commission for the City of McGregor met Thursday, April 29 at 1:00 p.m. in City Hall. Fekkether, Reynolds, Gohde, Brummel and Knight were in attendance. City Attorney Mike Schuster, Maria Brummel, Councilman Charles Carroll, Audrey Posten, and Mayor Lyle Troester were also in attendance. Due to COVID 19 guidelines released by the CDC, and federal and state government the meeting was held electronically to help combat the spread of the virus. Social distancing was in place for commissioners in attendance. Public access was limited but participation was provided via Zoom for those not attending in person. Michael Kramer, developer for the Trilogy Partners LLC property was available on zoom, however technical difficulties with the zoom meeting forced Mr. Kramer to call in to the meeting to answer questions.

Mr. Kramer introduced himself to the group as the prospective developer of the Trilogy Partners LLC property located at 110 Front St., the former Holiday Shores Motel property. He is a developer in the Rochester, MN area. An application was submitted requesting the property be rezoned from its current W-1 Waterfront Commercial/Recreation classification to W-2 Waterfront Mixed Use for the construction of an 18-36 unit, three story condominium-zero lot line development. Although no design has begun, a concept drawing previously presented by Trilogy Partners for consideration was provided. The design process will begin when/if the zoning change is approved. Included on the design is a walking trail that traverses the property on the railroad side then around the south boundary to a point on the riverfront with an accessible fishing pier/overlook.

Maria Brummel, park board chair, provided Mr. Kramer with her appreciation for the trail and fishing pier/overlook. This concept had been requested of Trilogy Partners in their 2015 request for rezoning. A handout describing Public Use of Private Space was provided to commissioners and Mrs. Brummel explained her hope that the trail could be moved to the riverside of the property instead as a continuation of the riverfront walkway. Her request was to have a walkway to the overlook with a couple benches and streetlights. Mr. Kramer expressed the design problems related to owner's privacy of the walkway between the condominium development and their docks. It is something that could be reviewed during design. The buffer of bushes/trees between the trail and the condos was appreciated. Brummel also stated that the look of the condo building should complement the historic look of the community.

Reynolds asked for clarification of the 18-36-unit request. Mr. Kramer explained that depending on demand for the units some may have the square footage design modified into two-bedroom units rather than all three-bedroom 18-unit structure. Fekkether questioned the planning for parking for boat trailers of the owners. The design as shown meets the current W-2 zoning requirement of one and one-half spaces of parking per unit. More detail was requested about the allowance of VRBO rentals by the owners and whether any units would be constructed specifically for VRBO. Mr. Kramer explained that ideally all units would be sold prior to construction and that having the allowance to rent as VRBO in the condo association rules would serve as an added amenity to prospective owners who might only use seasonally. Brummel

expressed concern over the height of the unit. Current W-2 zoning allows 2 ½ stories or 35 feet. The proposed structure height is slightly over 35 feet. Commissioners discussed whether to include this in its recommendation to council so it is dealt with in advance of council consideration. Attorney Schuster felt this would require a zoning change so it could be included in the recommendation if the commission wishes. Mr. Schuster informed the commission that when they make their motion for recommendation to be certain to reference all items to be included with the rezoning consideration. If the rezoning is approved by the council, a subsequent agreement between the city and developer stating all of the conditions of rezoning. (Chapter 414.5 Iowa Code) will be prepared. Carroll asked for a ballpark estimate of the total development cost and was provided a dollar estimate of \$6-\$11 million dollars. Estimated property tax revenues are \$120,000 - \$220,000 (county, city, school) based on a formula provided by the county assessor.

Reynolds moved, seconded by Gohde to make a recommendation to the city council to approve the rezoning request for the property located at 110 Front Street to W-2 Waterfront Mixed Use conditioned upon construction of a minimum of 18 condominium units, use of architectural features compatible with the historic character of the community, vacation rental by owner is an allowed use to be included in the condo association rules, a time frame for start of construction and completion are established, three stories or set maximum number of feet in height (TBD), must provide a minimum of 1 ½ parking spaces per unit – to ensure sufficient space for boat trailers, a public use of private space walkway and overlook/fishing pier are included in the design. Roll call vote: Ayes – Gohde, Reynolds, Knight, Fettkether. Nays – Brummel. Motion carried.

Knight moved, second by Fettkether to adjourn. Meeting adjourned 2:30 p.m.

Lynette L. McManus, Zoning Administrator