

Planning & Zoning Commission
City of McGregor
Wednesday, June 23, 12:00 p.m.

The Planning and Zoning Commission for the City of McGregor met Wednesday, June 23, 2021 at 12:00 p.m. in City Hall. Fettkether, Reynolds, Gohde, and Knight were in attendance. City Attorney Mike Schuster, Councilman Charles Carroll, and Mayor Lyle Troester were also in attendance. Michael Kramer, developer for the Trilogy Partners LLC property was available on by phone to answer any questions the commissioners might have.

The meeting is being held at the request of the City Council to consider an amendment to the zoning ordinance by deleting the 2½ story or 35 feet height restriction at 165.07 W-2 Waterfront Mixed Use and in lieu thereof substituting a fifty-foot (50') height restriction. The City Attorney explained that the Agreement to Restrict Use the City Council recently considered in conjunction with the Ordinance rezoning the Trilogy property from W-1 (Waterfront Commercial/Recreation) To W-2 (Waterfront Mixed Use) was not sufficient to amend the zoning ordinance so as to permit a 50' maximum height, and that this amendment is required to do so.

Brummel joined the meeting at 12:03 p.m.

Reynolds questioned why there was ever a height restriction put into the ordinance. The city attorney stated it was common for small communities to include this in early zoning of the 70s and many have not changed. The question arose as to whether it needed to be limited at all. Fettkether was in favor of the 50 feet but would not be supportive of unlimited height. The majority of the commission felt that the view would not be any different for most property owners as there had previously been a three-story hotel on the riverfront property. Brummel asked if the amendment was specific to just the condominium project if it received rezoning. McManus stated it would also affect the Riverview property which is currently in W-2.

Knight moved, seconded by Fettkether to make a recommendation to the city council to remove the height restriction of 2 ½ stories or 35 feet in W-2 and substitute a maximum of 50 feet.

Brummel expressed concern that some properties on Kinney or Prospect would have their view blocked. When asked how 50 feet was arrived at, Michael Kramer explained that the engineer he is working with on the project was referencing similar projects he had been involved in that are three stories. He was also asked if the height allowance was higher would they construct additional units. Mr. Kramer was comfortable with the 50 feet.

Brummel asked if there was any further discussion and with none called for a roll call. Roll call vote: Ayes – Fettkether, Knight, Gohde, Reynolds. Nay – Brummel. Motion carried.

Reynolds moved, second by Fettkether to adjourn.

Lynette L. McManus, Zoning Administrator