

**CITY OF SWISHER  
PLANNING & ZONING  
APRIL 24, 2017 MINUTES**

**Planning & Zoning Meeting** was called to order at 7:00 p.m. by P & Z Chairperson Randy Hurlbert at Swisher City Hall, Swisher, IA on April 24, 2017.

**Planning & Zoning Members Present:** Randy Hurlbert, Alice Linhart, Josh Pfannebecker, Kathy Riggle, Dean Sturtz, Lori Wiles. Absent: Kenny Feldmann.

**Also Present:** City Clerk Tawnia Kakacek, City Attorney Mark Parmenter, Fire Department Chief Glen Heims and Member Gene Beard.

**Agenda and Minutes:** Motion moved by Sturtz, seconded by Riggle to approve the agenda. Call for vote. All ayes. Absent: Feldmann. Motion carried. Motion moved by Riggle, seconded by Pfannebecker to approve the March 27, 2017 Planning & Zoning Minutes. Call for vote. All ayes. Absent: Feldmann. Motion carried.

**Business:**

**Height Definitions:** City Attorney Parmenter read the current height definition from the Swisher Zoning Code 165.02(12) and the International Building Code. He noted P & Z can leave the height definition as is, modify the current definition, or make a new definition. Gene Beard noted the maximum height for Business Commercial Zoning is 18 feet taller than his house. Riggle noted the fire trucks cannot reach that height. Due to the concern of 45 feet height, Attorney Parmenter recommended 1-2 Planning & Zoning Members attend the council meeting and have Council consider shorter height from 45 feet for the proposed BC-2 (Business Commercial). After discussion, Hurlbert moved, seconded by Sturtz, recommend to council to change the Swisher Zoning height definition to the International Building Code with recommendation from city attorney to delete 165.02(12) in entirety and replace with as follows: "Building Height. The vertical distance from grade plan to the average height of the highest roof surfaces". Roll call vote. All ayes. Absent: Feldmann. Motion carried.

**Fire Protection Water Tank:** Fire Chief Heims and Beard presented proposed ordinance to install fire protection water tanks for future developments. Swisher City Council referred this back to Planning and Zoning to have same ordinance as Shueyville on water tanks. It was noted this was presented to Shueyville Council whom referred to Shueyville Planning and Zoning for review which will be May 8<sup>th</sup>. There was discussion of high costs of water tanks for small developments; causing restriction of small developments; have all residents pay for water tanks by bond; city pay portion of water tanks; developer dedicate land of the water tank to city and city maintain well and property; concern of liability for city, etc. City Attorney Parmenter noted he can make minor administrative changes to proposed ordinance and for the May 8<sup>th</sup> Council Meeting. Linhart questioned issue with usage of Cedar Rapids water for fire protection. Heims noted they are still trying to work something out with Cedar Rapids. After lengthy discussion, Sturtz moved, seconded by Hurlbert, to accept and recommend approval to council of proposed ordinance as is, caveat with City of Shueyville ordinance and Attorney Parmenter make administrative changes. Roll call vote. Ayes: Pfannebecker, Linhart, Riggle, Sturtz, Hurlbert. Nays: Wiles. Absent: Feldmann. Motion carried.

**Adjournment at 8:02 p.m.** by Sturtz, seconded by Pfannebecker. Call for vote. All Ayes. Motion carried.

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**Tawnia Kakacek, City Clerk**

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**Randy Hurlbert, P & Z Chairperson**