

CITY OF ELY  
REGULAR P&Z MEETING MINUTES  
March 11, 2024

**CALL TO ORDER:** The Planning & Zoning Board of Ely, Iowa, met in regular session on March 11, 2024, at 6:00pm with Chair Brock Holub presiding. The following members were present: Brock Holub, Ben Bryant, Andy Johnson, Josh Entler, Jake Harper, and Cal Corrin. Others in attendance included Eldy Miller, Judy Wery, Scott Pottroff, Mark & Erin Krob, Glenn & Fran Buresh, and Tom Gruis.

**Approval of Agenda & Minutes:** Motion by Harper, 2nd by Johnson to approve agenda with no minutes to review. Motion Carried 6-0

**Community Comments:** No comments

**Recent Council Topics:** Admin Miller updated the board on current topics from the council meeting.

A discussion was led by Tom Gruis with ECICOG related to updates to the Fringe Area Agreement Plan with Linn County. The board answered questions to allow Tom to continue working on the agreement. A review of the agreement will take place at a future meeting.

A review of the draft annexation map between Cedar Rapids and Ely took place. Entler made a motion to approve the boundary line, Johnson seconded. Motion carried 6-0.

Members discussed a discrepancy in the code related to accessory buildings (165.19). There was a conflict in percentage of rear yard in item #9 and #14. The decision was to recommend removal of #14 as members involved in the update of the code agreed that line was to be removed in the first place. Entler made a motion to remove, Corrin seconded. Motion carried 6-0.

A discussion was held on utilizing services from BMI to review the city's zoning code and update the map. The board felt with the recent updates to the zoning code that a review was not necessary. Scott from MMS offered to update the map at no charge as they already had the data. Johnson made a motion not to proceed with services from BMI, Bryant seconded. Motion carried 6-0.

A discussion was held on forming a Stormwater Advisory Committee. Entler, Johnson and Bryant volunteered to be members which will also include Admin Miller and Mayor Ladwig.

A review of a modification request to a storm water basin in Buresh Estates was held. Scott with MMS discuss his review of the request and how the water rates from a storm event would still fall in the allowable range with the change in design of the basin. Harper made a motion to approve, Entler seconded. Motion carried 6-0.

A review of draft ordinances for water and sewer tapping fees was held. After discussion of similar ordinances in surrounding cities the recommendation was made to use a set fee and not create a scale. Johnson made a motion to recommend the ordinances with a fixed rate using the full amount of the project to offset the need for annual rate increases, Entler seconded. Motion carried 6-0.

An initial review of the updated far-type animal ordinances. Admin Miller explained that this would take existing language in the ordinance and build upon it utilizing direction given by the board. Corrin

recommended to table the discussion so members could better review the entire ordinance. Johnson seconded. Motion carried 6-0.

Bryant made a motion to adjourn, Harper seconded. Motion carried 6-0.

Chair Holub adjourned the meeting at 7:46pm.