

**ELY PLAN AND ZONING COMMISSION**  
**REGULAR MEETING NOTES**  
**Wednesday, February 21, 2018**  
**6:00 p.m.**

**ELY CITY COUNCIL CHAMBERS –1570 ROWLEY ST**

1. Call to order – ROLL CALL
  - a. 6:00 PM
  - b. Present; Josh Antler, Annie Palas, Ben Symonds, Brian Palas, Marty Lamb, Bob Mreen.
  - c. Absent & Excused: Heidi Kiser
2. Approval of Agenda
  - a. Minutes of the 01/17/2018 & 02/05/2018 meetings
    - i. Motion to approve 01/17/2018 by Brian Palas, 2<sup>nd</sup> Ben Symonds
    - ii. Roll Call: All Ayes, Motion Passes
    - iii. Motion to approve 02/05/2018 by Bob Mreen, 2<sup>nd</sup> Marty Lamb
    - iv. Roll Call: All Ayes, Motion Passes
3. Comments from the Community
  - a. None
4. Report from City Council meeting
  - a. Josh Entler
    - i. Public works are entertaining upgrades to the sewer plant.
    - ii. Duane Konkle plat review being sent for P&Z review.
    - iii. Library doing well, great & fun programs in place.
    - iv. Goal setting session, general city development, sewer and water development to the north of the city. See Mayor Miller's email for more information: <http://www.elyiowa.com/wp-content/uploads/2018/02/Goal-Setting-Review-1.pdf>.

5. Preliminary Plat (Amended) review – Deer Valley
  - a. Scott Pottorff with MMS Consulting on behalf of the City of Ely gave an update concerning the deer Valley addition. Preliminary plat was approved without all current zoning.
  - b. One change was the R-2 lots along the east side boundary. Some lot boundary line adjustments were used to make the R2 rezoning possible. Some concern with sewer fall or depth along Sun Flower Street have been addressed.
  - c. The current plat is more consistent with the original plat and planning. The proposed version of the plat more accurately documents the changes that have occurred during several plat changes.
  - d. Scott, MMS Consulting suggested the submitted plat dated 2/2/18 be approved as an updated version of the Deer Valley Addition’s current development status.
  - e. Motion to approve: Brian Palas, 2<sup>nd</sup> Annie Palas,
    - i. Roll Call: All Ayes, Motion Passes
6. Concept plan – Cozzies’ Annexation
  - i. Millicent and Jim Cozzie called into the Ely P&Z Commission Mtg. with a courtesy explanation of a conceptual plan for the proposed annexation of the Cozzie property. Millicent reviewed several plans for roads and potential connector street layouts. The concept plan also included some dedicated property and parcels for residential and commercial zoned uses as part of a mixed-use addition to the City of Ely. The Cozzies would like to see this property include recreation, possible community center and assisted living facilities.
  - ii. Scott Pottorff, MMS mentioned what the potential water retention plan will have an impact on the preliminary concepts that were discussed.
  - iii. Additional discussion on this future development is yet to come following the completion of annexation to the City of Ely. Any preliminary plats must go through the typical approval and adoption process as required by City Code.
7. Hiring of Building Inspection Official, preliminary discussion
  - a. The City is looking at hiring a building inspector for to Manage development and construction activities in the City. A position profile is being developed and the potential to share this resource with another City is an option.
8. P&Z Participation at Council Meetings
  - i. Marty Lamb, March
  - ii. Annie Palas, April
  - iii. Brian Palas, May
  - iv. Ben Symonds, June

9. Adjourn

a. Motion to adjourn 7:18

i. Motion by: Annie Palas, 2<sup>nd</sup> Marty Lamb.

1. Roll call: Motion passed all ayes.