

CITY OF PLEASANTVILLE  
SPECIAL CITY COUNCIL MEETING  
Tuesday January 11, 2022, at 5:00PM

Mayor Brandon Pennington opened the meeting with council members Kody Jurgens, Kyle Patterson, Jon Koehn, Jordan Van Ness, and Rachel Lopez present.

Motion by Jurgens, seconded by Patterson to take Ordinance No. 2201, amending zoning for Stubbs Commercial Plat 1, off the table. All voting in favor motion carried. Attorney, Bob Stuyvesant, explained this ordinance was tabled at the last meeting due to some concerns about placing restrictions on the proposed rezoning request. The ordinance currently does not have any restrictions listed for the rezoning.

Council member Jurgens explained that when Cass Stubbs initially requested a rezoning for his property the council discussed putting restrictions in place for the proposed C-1 lots for the Stubbs commercial plat. Mr. Stubbs has revised his plat and is requesting rezoning for one additional C-1 lot adjacent to the one that is currently zoned C-1, an outlot x lot adjacent to the city park to be rezoned C-1 and the remaining property to be rezoned to R-2. Jurgens explained the restrictions he would like to have in place for the C-1 lot on Jasper St. adjacent to the current C-1 lot. Those restrictions include filling stations, gas stations, auto repair shops, dog kennels and anything with a grease trap. Lopez explained she had met with three families around the proposed C-1 lot that shared concerns with her and she agreed with Jurgens to have restrictions. Van Ness explained that Mr. Stubbs has done what was asked of him by the Planning and Zoning Commission and the City Council changing his rezoning request and he does not feel there should be any restrictions put in place. City Administrator/Police Chief, Joe Mrstik, explained to the council that the area Mr. Stubbs is requesting to be rezoned is in the Hwy 5 buffer zone and the buildings are required to look esthetically pleasing, like the commercial properties along W Pleasant Street. Jurgens discussed the issue of a dog kennel and the nuisance of barking dogs. Mrstik explained the city can control that issue under the nuisance ordinance. Mrstik explained the city has a need for growth and there are currently no commercial lots available. Attorney, Bob Stuyvesant, explained to the council that there are requirements for the type of building materials in the zoning ordinance. Mr. Stubbs informed the council of the times and dates of the meetings that he has attended for his rezoning requests. He explained he was contacted by the city to attend a meeting regarding his rezoning request that was denied in April 2020. That meeting was May 15, 2020. At that meeting the city shared data with Mr. Stubbs that they had gathered. It was determined that 21 residences made up the area of his property, they were able to make contact with 17 of those residences, 4 of those 17 were not in favor of a C-1 lot, 5 of those 17 were in favor of a C-1 lot with restrictions, and 8 of those 17 were in favor of a C-1 without restrictions. Therefore, the data that the city gathered showed the majority were in favor of a C-1 lot without restrictions. Mr. Stubbs worked with his engineer on a new proposal which is the proposal that was shared with him from the city at the meeting. That is the same proposal that is being presented to the council at this time. Mr. Stubbs explained that since the May 2020 meeting, he has spoken with area residents and no other concerns have been shared with him. He added, the Planning and Zoning Commission met and unanimously voted to approve the rezoning request without restrictions. He would encourage the council to approve the rezoning request without restrictions to help Pleasantville grow. Motion by Van Ness, seconded by Patterson to approve the first reading for Ordinance No. 2201, amending zoning for Stubbs Commercial Plat 1. All voting in favor motion carried.

Motion by Van Ness, seconded by Patterson to waive the second and third readings for Ordinance No. 2201. All voting in favor motion carried.

Motion by Van Ness, seconded by Patterson to approve Resolution 22-01, approving a grant agreement with Iowa Economic Development Authority. All voting in favor motion carried.

Motion by Patterson, seconded Lopez to approve Resolution No. 22-02, approving an agreement with Simmering-Cory for grant administrative services. All voting in favor motion carried.

City Clerk, Rachel Reed, informed the council that there were several applicants for the full-time deputy clerk position. There were seven interviews that were completed with one applicant that has experience. She recommended the council approve Stephanie Ripperger at \$17 per hour. Motion by Jurgens, seconded by Patterson to approve to hire Stephanie Ripperger at \$17 per hour for the full-time deputy clerk position. All voting in favor motion carried.

Motion by Jurgens, seconded by Patterson to adjourn. All voting in favor motion carried.

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Mayor, Brandon Pennington

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City Clerk, Rachel Reed