

COMMITTEE OF THE WHOLE SESSION OF THE BLUE GRASS CITY COUNCIL

BLUE GRASS, IOWA JUNE 3, 2020

The Blue Grass City Council met in special session, as an “Economic Development Committee of the Whole” at 7:00 p.m. on the 3rd day of June, 2020, at the Blue Grass Public Safety Building, 606 W. Mayne Street,, pursuant to law, with Mayor Brad Schutte presiding, with the Pledge of Allegiance and a moment of reflection.

In order to help stop the spread of the COVID-19 virus, on March 19, 2020 Governor Reynolds issued a Proclamation of Disaster Emergency which included a suspension of Iowa laws that would prevent the use of electronic meetings or the limitation on the number of people present at an in-person meeting; therefore, this meeting was held both in-person and electronically in accordance with Chapter 21.8 of the Code of Iowa.

The following Council members were present: Kinzer, Brus, Sampson and Jepsen. Absent was member Slagle. Others present: City Attorney William McCullough and Grunwald Land Development, Dale Grunwald.

MAYORAL COMMENTS: Mayor Schutte announced the Mayoral comments.

PUBLIC FORUM: From those in attendance, there were none.

Mayor Schutte commented to the audience that the topic to be discussed at this meeting was intended for discussion only and that no action would be taken as this meeting was a Committee of the Whole session only.

The Mayor presented the topic to be open for discussion and opened the meeting.

Grunwald Land Development, LLC – Black Bear Crossing future development: Grunwald Land Development Developer Dale Grunwald reported that he was proposing to construct his 2nd phase of Black Bear Crossing Subdivision as follows: rezone the land North of Burnside Lane consisting of approximately 6.3 acres that is currently zoned C-1 Commercial Zone to R-3 Multi-Family Residential District and construct six 8-plex condo units; replat the 2nd Addition which was originally platted into 29 lots into 78 residential lots and rezone to R-2 Two-Family Residence District. Several residents that reside in Black Bear Crossing’s 1st Addition expressed their concerns on Mr. Grunwald’s proposal to rezone the adjacent property to multi-family as they were against rental property as that would devalue their homes. Mr. Grunwald explained that he would establish a Homeowners Association that would stipulate that all the units be owner occupied establishing an age limit of 55 and older and list several other restrictions to alleviate the property from becoming rental units. He proceeded to give examples of other cities that have had success with these type of units. Discussion was held on the new lot width requirements recently adopted by the Council in both R-1 Single-Family and R-2 Two-Family Residential Districts. Mr. Grunwald explained how the housing market has changed since he originally platted his 2nd Addition as people want less yard to maintain; therefore, he was proposing to reduce the lot width size to 75 foot rather than his original 100 foot platted lots. Brus agreed that the market has a demand for smaller size lots with less maintenance but was more favorable for more of a retirement type living style housing rather than multi-housing 8-plex units. Mr. Grunwald further explained the benefits of his proposal. Mayor Schutte referred to Mr. Grunwald’s request to rezone applications asking if there were any other requests. Mr. Grunwald reiterated his previous request; whereas, he asked that the Council award him an Economic Development Grant with annual payments for a period of time to help offset the infrastructure costs to construct both the sewer and sanitary sewer; otherwise, it is not financially possible for him to develop Black Bear Crossing’s 2nd Addition.

Mayor Schutte asked for further comments and/or discussion, since there were no other comments, the Mayor Schutte adjourned the meeting. The meeting adjourned at 7:54 p.m.

Attest: Ann M. Schmidt, CMC, City Clerk/Financial Officer