



— PLANNING AND ZONING COMMISSION —

**To:** Ryan J. Waller, City Manager  
**From:** Charlie E. Dissell, AICP, Community and Economic Development Director  
**Subject:** Current Projects Update-February 15, 2019

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The purpose of this memorandum is to provide a brief synopsis of different projects that may be of interest to Commissioners. Staff can update to include other projects that you may have questions about.

- McConnell Subdivision Preliminary Plat
  - City Council approved on January 22, 2019
- Quail Meadows Townhomes Preliminary Plat
  - City Council approved on January 22, 2019
  - Developer working with Warren County Conservation on easements for sanitary sewer crossing along Summerset Trail.
- Prairie Glynn Plat 2
  - Construction plans have been submitted and have been approved.
- Autumn Ridge Subdivision
  - City has met with Developer concerning a possible development agreement for Autumn Ridge Plat 3.
- Groggy Dog (116 W Ashland Ave)
  - Opened of December 21, 2018 with a temporary CO to open establishment without food sales was issued. Final CO was issued January 30 after hood suppression system passed final inspection.
- Edward Jones (126 W Ashland Ave)
  - Plans were submitted for a new tenant space on February 4 and approved on February 13.
- West Hills Brewery (219 W Salem Ave)
  - City staff held a pre-application meeting with business owners on January 25
  - Plans submitted for a new brewery on January 30.
- Missouri Valley JATC Training Facility
  - City staff held a pre-application meeting with business owners, contractor and architect for the proposed new facility at the corner of East Iowa Avenue and North 15<sup>th</sup> Street.
  - City Staff has also held internal meetings regarding new road alignment within the industrial park expansion

- Kappelman Appliance (506 W 2<sup>nd</sup> Ave)
  - D&D property
  - On February 1, Justin Kappelman notified the City of his intention to terminate the development agreement with the City for this project.
- Chumbley's Auto (110 S Jefferson Way)
  - Staff meet with Tim Davison on January 11 to have preliminary discussions about the business addition.
- Gritt Performance (983 E Hillcrest Ave)
  - Site Plan for this project has been submitted to the City and is being reviewed by Staff and City Engineer.
- 410 South Jefferson Way
  - D&D property
  - Site plan has been submitted for this project with comments returned to the applicant
  - Building permit has been issued.
- 204 West Salem
  - Staff conducted a walkthrough of this project on January 24 reviewing what permits, and inspections were needed.
- New Heights Church
  - Project engineer contacted the City last week to clarify plan review comments.
- Other Items
  - Staff and Legal Counsel have begun a review of Sewer Connections Fee Districts
  - Interviews for the vacant Building Official took place the week of January 25 with second rounds taking place this week and next.
  - Staff is working on scheduling a meeting with the Administrative and Policy Committee regarding a request for a code change and possible road renamings along the City's corporate limits.