

CITY OF HUXLEY

MONDAY ** JULY 18, 2016 ** CITY HALL ** 6:30 P.M.

CITY COUNCIL CHAMBERS

REGULAR SESSION OF THE CITY OF HUXLEY'S PLANNING AND ZONING COMMISSION

AGENDA

PUBLIC NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF HUXLEY, IOWA, WILL MEET IN THE **HUXLEY CITY COUNCIL CHAMBERS**, 515 NORTH MAIN AVE., HUXLEY, IOWA, IN A REGULAR SESSION AT 6:30 P.M. ON TUESDAY THE 18TH DAY OF JULY, 2016 TO CONSIDER THE MATTERS ENUMERATED IN THE AGENDA BELOW:

- 1.0) ROLL CALL
- 2.0) MOTION TO APPROVE THE MINUTES FROM THE FOLLOWING MEETINGS:
 - 2.1) JUNE 20, 2016 – Regular Meeting

COMMISSION AGENDA ITEMS:

- 3.0) PUBLIC HEARING : NONE
- 4.0) DISCUSSION AND POSSIBLE ACTION
 - 4.1) Discussion and Possible action on review of Urban Renewal (UR) plan for Meadow Lane Plat 2.
 - 4.2) Discussion on Agricultural Zoning
- 5.0) COMMENTS AND UPDATES
City Staff and Engineer, Mayor and Council and Public
- 6.0) ADJOURNMENT

THIS NOTICE IS HEREBY GIVEN AT LEAST 24 HOURS PRIOR TO THE COMMENCEMENT OF THE MEETING SPECIFIED ABOVE. THIS WAS DONE BY ADVISING THE NEWS MEDIA WHO HAVE FILED A REQUEST FOR NOTICE AND BY POSTING THE NOTICE ON THE FRONT WINDOW IN THE LOBBY AREA IN CITY HALL THAT IS ACCESSIBLE TO THE PUBLIC. THIS WAS ALL PURSUANT TO CHAPTER 21 OF THE CODE OF IOWA.


John Haldeman, City Administrator

**City of Huxley
Planning and Zoning Commission**

**June 20, 2016 Meeting
7:30 PM-Huxley City Council Chambers**

1.0) CALL TO ORDER AND ROLL CALL:

Chairman Roger Bierbaum called the P&Z Meeting to order at 7:30 PM. P&Z members present:

Roger Bierbaum	<input checked="" type="checkbox"/>	Larry Wilson	<input type="checkbox"/>
Seana Godbold	<input checked="" type="checkbox"/>	Mark Johnson	<input type="checkbox"/>
Leila Gardunia	<input checked="" type="checkbox"/>	Nate Easter	<input checked="" type="checkbox"/>
Gordon Mosher	<input checked="" type="checkbox"/>		

Quorum Present

Guests present: Lynda Madison and Todd Petersen

Staff present: John Haldeman, Zoning / City Administrator; Jim Nervig, City Attorney

2.0) MOTION TO APPROVE THE MINUTES FROM THE FOLLOWING MEETING:

- 2.1) MAY17, 2016 REGULAR MEETING** - Motion by Easter and seconded by Godbold to approve minutes. Roll was taken. 5AYE. 0 NAY

AGENDA ITEMS:

3.0) PUBLIC HEARING: NONE

4.0) COMMISSION AGENDA ITEMS:

- 4.1)** The Huxley Planning and Zoning Commission discussed and considered the request from the City of Huxley to change the permitted usage of lots 53-57 from Commercial to Multi-Family.

This process is different from a rezoning. The PUD zoning is not changing but some of the usages of the ground is being asked to be changed. General discussion from the Commission took place at this point. John Haldeman indicated to the Commission that there was not much success is selling the lots as commercial but there was interest in multi-family.

The Chairman opened up for questions from the audience. Lynda Madison of 534 E. 3rd Street expressed her concerns over the change of usage. Lynda indicated that if apartments were built with more than 1 story they could see into her residence. Lynda also expressed concern over the storm water run off and that some trees had been mowed down within the buffer area. Lynda had indicated that there were 2 more neighbors that had expressed concern but were unable to attend.

Todd Petersen (potential buyer) answered questions as to the what he has plans to build on the lots. Todd had indicated that he was looking at exiting out onto East First Street. John Haldeman had mentioned that the Council had discussed possibly coming off of Parkridge. It was advised to Todd to visit with the Council on this at the hearing.

Discussion continued. It was also mentioned that when they are ready to submit a site plan and storm water plan they would be back to Planning and Zoning. Nate Easter then made a motion to recommend approval subject to;

- a. Not to exceed the density per acre. Currently the guidelines for the PUD state that multi-family shall not exceed 24 units per acre.
- b. Buffer from the PUD remain.

Seana Godbold seconded the motion.

Bierbaum	Aye
Godbold	Aye
Gardunia	No
Mosher	Aye
Easter	Aye

Motion carried 4-1

Leila Gardunia indicated that this would be her last meeting. As she mentioned at a previously she was moving. Council will consider an appointment.

5.0) COMMENTS AND UPDATES

City Staff and Engineer, Mayor and Council and Public

6.0) ADJOURNMENT – Motion by Mosher to adjourn, seconded by Godbold. Motion carried 5-0

Meeting adjourned at 8:06 PM.

John Haldeman, Zoning Administrator

Roger Bierbaum, Chairman

Date of Approval