

CITY OF HUXLEY

MONDAY ** JUNE 20, 2016 ** CITY HALL ** 7:30 P.M.

CITY COUNCIL CHAMBERS

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

AGENDA

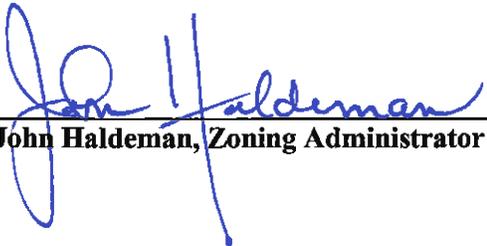
PUBLIC NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF HUXLEY, IOWA, WILL MEET IN THE **HUXLEY CITY COUNCIL CHAMBERS**, 515 NORTH MAIN AVE., HUXLEY, IOWA, IN A REGULAR SESSION AT 7:30 P.M. ON TUESDAY THE 20TH DAY OF JUNE, 2016 TO CONSIDER THE MATTERS ENUMERATED IN THE AGENDA BELOW:

- 1.0) ROLL CALL
- 2.0) MOTION TO APPROVE THE MINUTES FROM THE FOLLOWING MEETINGS:
 - 2.1) MAY 17, 2016 – Regular Meeting

COMMISSION AGENDA ITEMS:

- 3.0) PUBLIC HEARING : NONE
- 4.0) DISCUSSION AND POSSIBLE ACTION
 - 4.1) Discussion and action on request from the City of Huxley regarding lots 53-57 in Prairie Ridge to change the Uage from Commercial to Multi-family.
- 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, Zoning Administrator

**City of Huxley
Planning and Zoning Commission**

**May 17 2016 Meeting
7:15 PM-Huxley City Council Chambers**

1.0) CALL TO ORDER AND ROLL CALL:

Chairman Roger Bierbaum called the P&Z Meeting to order at 7:17 PM. P&Z members present:

| | | | |
|----------------|-------------------------------------|--------------|--|
| Roger Bierbaum | <input checked="" type="checkbox"/> | Larry Wilson | <input checked="" 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"/> 7:25pm |
| Gordon Mosher | <input checked="" type="checkbox"/> | | |

Meeting Note: Nate Easter arrived at 7:25 pm

Quorum Present

Guests present: None

Staff present: John Haldeman, Zoning / City Administrator; Forrest Aldrich, City's Engineer; Jim Nervig, City Attorney

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

2.1) MAY 9, 2016 REGULAR MEETING - Motion by Mosher and seconded by Gardunia to approve minutes. Roll was taken. 6 AYE. 0 NAY

AGENDA ITEMS:

3.0) PUBLIC HEARING: NONE

4.0) COMMISSION AGENDA ITEMS:

4.1) MOTION to approve Site Plan for Casey's South.

Forrest Aldrich went over the review of the Site Plan. He indicated that since there was such a small addition being built and that it was going into an already paved area, that there would not be a need for a storm water study.

Discussion took place, Gardunia asked about the landscaping that was shown on the North end. In a previous site plan bushes were shown on the North end that have died.

Godbold asked about where they were relocating the grease-traps to.

Additional questions were asked and discussion took place among the members and staff.

With no further discussion and questions Bierbaum called for motion. Godbold moved to recommend approval subject to identifying where the grease traps were moved to and the bushes being replaced on the North end and Gardunia seconded.

Beirbaum called roll.

| | | | |
|----------|-----|----------|-----|
| Bierbaum | Yes | Gardunia | Yes |
| Easter | Yes | Mosher | Yes |
| Godbold | Yes | Wilson | Yes |

Motion passed 6-0.

4.2) MOTION to schedule hearing on changing the zoning on lots 53-57 from C2 Commercial to Multi-Family as is lot 52.

John Haldeman explained that the City Council has asked for P&Z to consider changing the zoning on these lots. There has not been anything brought forward or offers made for these lots as commercial lots. There is a proposal for multi-family. A hearing is being requested since there has been extensive development of residential lots to the north of what is being proposed and this would inform those home owners.

The hearing was proposed for June 20th at 7:30. Gardunia moved to hold the hearing and Godbold seconded the motion. Motion Carried

**5.0) COMMENTS AND UPDATES
City Staff and Engineer, Mayor and Council and Public**

Godbold asked about a possible parking lot going in at Centennial. John Haldeman explained that is the tentative plan but changes have to be made to Code to allow the Council to waive hard surface parking and the procedures to do so.

The next Planning and Zoning meeting is set for Monday June 20th. The meeting will be held in the City Council Chambers at 7:30 pm.

6.0) ADJOURNMENT – Motion by Wilson to adjourn, seconded by Godbold.. Meeting adjourned at 7:52 PM.

John Haldeman, Zoning Administrator

Roger Bierbaum, Chairman

Date of Approval