

# Huxley Planning and Zoning Commission

February 19, 2015 Regular Meeting

7:00 PM – Huxley City Council Chambers

**1.0) CALL TO ORDER AND ROLL CALL:** Vice Chairman Seana Godbold called the Meeting to order at 7:00 PM. P&Z members present: Seana Godbold, Larry Wilson, Mark Johnson, Leila Gardunia and Nate Easter. Absent- Roger Bierbaum and Gordon Mosher.

**Guests present:** Alan Essex, Kevin McFarland- Iowa Irrigation; Bailey Jennings- Huxley Resident

**Staff present:** Justin Moore- Zoning Administrator, Jim Nervig- City Attorney.

**Consultants Present:** Greg Roth, City Engineer-Veenstra & Kimm.

## **2.0) MOTION TO APPROVE THE MINUTES FROM THE FOLLOWING MEETINGS:**

**2.1) December 15, 2014 Regular Meeting** – Motion by Wilson, to approve the minutes of the December 15, 2014 meeting. Second by Easter. 5 Ayes, 0 Nays. -Motion Carried-

## **COMMISSION AGENDA ITEMS**

### **3.0) DISCUSSION AND POSSIBLE RECCOMENDATION TO COUNCIL OF A SITE PLAN SUBMITTED BY IOWA IRRIGATION CORPORATION AT 111 NORTH 5<sup>th</sup> AVENUE FOR CONSTRUCTION OF A NEW OFFICE AND WAREHOUSE BUILDING.**

- Kevin McFarland presented plans for a new office and warehouse facility to be constructed at 111 North 5<sup>th</sup> Avenue.
- City Staff advised on items needed to be addressed and what had be addressed.
- Alan Essex with Iowa Irrigation asked for a waiver on sidewalk installation requirements and parking lot paving requirements for at least 5 years.
- Commission members discussed the plan and request for waiver.
- Seana Godbold stated she felt that some sort of waiver was appropriate as the North 5<sup>th</sup> project could alter the right of way considerably.
- Nate Easter asked if the elevation would change drastically at the entrance to the parking lot.
- Moore replied that isn't known yet and that the early conceptual from 3 years ago were just estimates. Greg Roth of Veenstra & Kimm agreed and added that specific topographic studies would have to be completed when the City moves forward with the North Fifth Avenue reconstruction project.
- Sean Godbold asked the commission if they were comfortable with recommending the site plan to Council with the requested waiver on sidewalk and paving in mind. Members agreed it seemed fine to recommend with the waiver.
- Neighboring property owner with a small lot to the north that accesses only thru the Iowa Irrigation property spoke that they would like to meet with Iowa Irrigation to work out access issues.

**Motion by Gardunia to recommend the site plan to City Council for approval with an attached waiver request for 5 year moratorium on sidewalk installation, parking lot paving and front landscaping along retaining wall. Second by Easter. Motion Carried 5-Ayes, 0-Nays.**

### **4.0) DISCUSSION AND POSSIBLE ACTION ON AMENDING LANGUAGE IN CHAPTER 167.05(2)(e) IN THE SITE PLAN CHAPTER CLARIFYING FURTHER THE REQUIREMENTS FOR LANDSCAPING IN PARKING AREA AT NEW COMMERCIAL AND INDUSTRIAL SITES. SECOND REVIEW PER COUNCIL CONSIDERATION.**

- Justin Moore advised that Council and Mayor had requested Planning & Zoning take a second look at the proposed amendment language with regard to landscaping in parking areas on site plans.
- Commission members reviewed and Seana Godbold asked if anyone had any second concerns. No concerns were brought forth.

**Motion by Wilson to send back to City Council with recommendation for approval as is. Second by Gardunia. -Motion Carried- 5 Ayes, 0-Nays.**

**5.0) MISCELLANEOUS/OTHER ITEMS**

- Justin Moore advised that Nate Easter was new to the commission. Easter introduced himself.

**6.0) ADJOURNMENT**

**Motion by Gardunia to adjourn at 7:53pm. Second by Easter. 5 Ayes, 0-Nays. -Motion Carried-**

Minutes by Seana Godbold  
Secretary

**Upcoming Meetings**

- March Meeting- Monday March 16, @ 7:00pm at City Hall
- April Meeting- Monday April 20, @ 7:00pm at City Hall