

Huxley Planning and Zoning Commission

May 6th, 2013 Regular Meeting

7:00 PM – Council Chambers, Huxley City Hall

1.0) CALL TO ORDER AND ROLL CALL: Acting Chairman Mosher called the Meeting to order at 7:00 PM. P&Z members present:

Larry Wilson, James Sparks, Gordon Mosher and Leila Gardunia.

Absent –Mike Schonhorst, Dave Rietz and Roger Bierbaum.

Others present: Justin Moore- Zoning Administrator; Jim Nervig- City Attorney; Scott Port- City Engineer

Guests present: Steve Quick- Meadow lane Investments LLC.

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

2.1) April 15, 2013 Regular Meeting – Motion by Gardunia to approve the minutes of the April 15, 2013 meeting. Second by Sparks. 4 Ayes, 0-Nays. Motion passed 4-0.

3.0) PUBLIC HEARING

May 6th at 7pm at the City Hall in the City of Huxley, Iowa being the time and place set for a public hearing to consider a rezoning application submitted by Meadow Lane Investments LLC to rezone land from R-3 Multi-Family Residential to R-1A Single Family Residential. The same was held. No verbal or written objections were brought forth from the public.

3.1) -Acting Chairman Mosher opened the hearing at 7:02pm.

-Steve Quick of Meadow Lane Investments LLC advised the commission that he would like to rezone the land in question from R-3 to R-1A. Meadow Lane Investments plans to submit an updated preliminary plat and continue with residential development.

-Motion by Sparks to close the hearing at 7:04 pm. Second by Wilson. Motion passed 4-0.

4.0) DISCUSSION AND POSSIBLE ACTION ON RECCOMENDATION TO CITY COUNCIL TO REZONE LAND OWNED BY MEADOWLANE INVESTMENTS LLC FROM MULTI-FAMILY RESIDENTIAL (R-3) ZONING TO SINGLE FAMILY RESIDENTIAL (R-1A) ZONING.

Motion by Sparks to recommend to City Council rezoning of land and setting a public hearing date to consider rezoning land owned by Meadowlane LLC. Second by Wilson. 4 Ayes, 0-Nays. –Motion Carried-

5.0) DISCUSSION AND REVIEW OF AN APPLICATION FOR VOLUNTARY ANNEXATION FOR FURTHER DIRECTION AND POSSIBLE MEETING DATE TO CONSIDER ZONING OF PROPERTY UPON ANNEXATION.

- Planning & Zoning Commission members reviewed a recently submitted application for annexation from LNK Development.
- Zoning Administrator Moore advised that the application would go to Council for the first time on May 14th. Moore stated this was simply for the commissions awareness and review if they desired to make an initial recommendation to Council
- Commission member Gardunia asked if Planning & Zoning should even make a recommendation before Council has taken action on it? Moore replied that it would be an initial cursory review and that the Council could still send it back to Planning & Zoning for further consideration and public hearing separately.
- Commission member Mosher stated that due to the relatively small size it doesn't seem to controversial.

Motion by Sparks to recommend to City Council to review, accept and hold a public hearing on an application by LNK Development to annex land into the City of Huxley. Second by Wilson. 4 Ayes, 0-Nays.- Motion Carried-

6.0) MISCELLANEOUS ITEMS

- Zoning Administrator Moore asked if members would consider a second meeting in May, possibly around the end of the month. Moore stated a preliminary plat from Meadowlane Investments might be coming for review. Steve Quick asked if the meeting could be the last week of May.

- Acting Chairman Mosher asked members what their availability was either the 23rd of May or the 29th. Mosher asked Moore if he would email the other three members not present and get their availability and set a date based on all the responses. Moore replied he would.

7.0) ADJOURNMENT

Motion by Wilson to adjourn. Second by Gardunia. –Motion Carried- The Planning & Zoning Commission stood adjourned at 7:20pm.

Minutes by Justin Moore
Zoning Administrator
Gordon Mosher
Acting P&Z Secretary

Upcoming Meetings

- June Meeting- Monday June 17, @7:00pm at City Hall
- July Meeting- Monday July 15, @ 7:00pm at City Hall