

CITY OF HUXLEY

MONDAY ** MAY 20, 2019 ** CITY COUNCIL ** 5:00 P.M.

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

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 AT 5:00 P.M. ON MONDAY THE 20TH DAY OF MAY 2019 TO CONSIDER THE MATTERS ENUMERATED IN THE AGENDA BELOW:

1.0) ROLL CALL

COMMISSION AGENDA ITEMS:

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

2.1) May 13, 2019 – Meeting

3.0) PUBLIC HEARING: NONE

4.0) DISCUSSION AND RECOMMENATION ITEMS:


4.1) DISCUSSION AND POSSIBLE RECOMMENDATION ON WESTVIEW PRELIMINARY PLAT

5.0) MISCELLANEOUS

6.0) COMMENTS

7.0) 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/Zoning Administrator



Planning and Zoning Commission Minutes

Monday May 13, 2019

Council Chambers

6:00 P.M.

1.0) CALL TO ORDER AND ROLL CALL:

Chairman Roger Bierbaum called the P&Z Meeting to order at 6:02 PM. P&Z members present:

Roger Bierbaum	<input checked="" type="checkbox"/>	Larry Wilson	<input type="checkbox"/>
Cheryl Patterson	<input checked="" type="checkbox"/>	Joe Scott	<input checked="" type="checkbox"/>
Mike Schonhorst	<input checked="" type="checkbox"/>	Nate Easter	<input type="checkbox"/>
Gordon Mosher	<input checked="" type="checkbox"/>		

Staff present: John Haldeman-Zoning Administrator
Amy Kaplan-Zoning Clerk

Consultants present: Jim Nervig-City Attorney
Forrest Aldrich—City Engineer

Guests present: Alissa Dornink Hawes, Matthew Hawes, John Murphy, Shawna Murphy, Roger Wheeler, Erin Ollendike, Scott Renaud, Lisa Pitchford, Adam Walters, Jill Riedemann, Wes James, Chris Gardner, Todd Nelson, Molly Mollman, Malorie Jones, Zach Jones, Roger Hildreth, Linda Hildreth, Dave Jensen, Jon Philgreen

COMMISSION AGENDA ITEMS:

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

2.1) **April 16, 2019 REGULAR MEETING** - Motion by Schonhorst and seconded by Scott to approve minutes. Roll was taken. 5 AYE. 0 NAY.

3.0) **PUBLIC HEARING:** None

4.0) DISCUSSION AND RECOMMENDATION ITEMS:

4.01) DISCUSSION AND POSSIBLE RECOMMENDATION FOR HUXLEY MINI STORAGE SITE PLAN AT 508 EAST FIRST STREET.

Chris Gardner provided a letter addressing the prior requests of the Commission at the April 16, 2019 P&Z Meeting and asked for a favorable recommendation to City Council to approve the mini storage site plan at 508 East First St. Motion by Schonhorst and seconded by Patterson to recommend approval to the City Council. 5 AYE. 0 NAY.

4.03) DISCUSSION AND POSSIBLE RECOMMENDATION ON EASEMENT REQUEST FOR ASHWOOD ESTATE

Jon Philgreen purchased Ashwood Estates Lot 21 (between 509 and 515 Oak Blvd). Currently, a storm sewer and easement run diagonally through the center of the lot. Jon would like to build a house on this lot and asked the Commission for their blessing on rerouting the storm sewer and easement at his expense. The Commission asked for a revised legal description and an engineered drawing showing the new design. Jon will return at a future meeting with the requested documents.

5.0) MISCELLANEOUS: Bud Seemann submitted a memo that was distributed to the Commission that requests the acquisition of parcel ID# 1324352001 (Parkridge Ave—west end of Prairie Ridge Drive). Bud currently owns 2 commercially zoned parcels (#1 and #2 on the provided diagram) and feels obtaining parcel #3 would allow more diversity in developing the corner and the safest access to the adjoining lots. The Commission gave their approval to the City to sell the lot.

6.0) COMMENTS: A resident stated that the Citizens appreciate the Planning & Zoning Commission members as they are aware this is a volunteer board and appreciate their time and dedication to the City of Huxley.

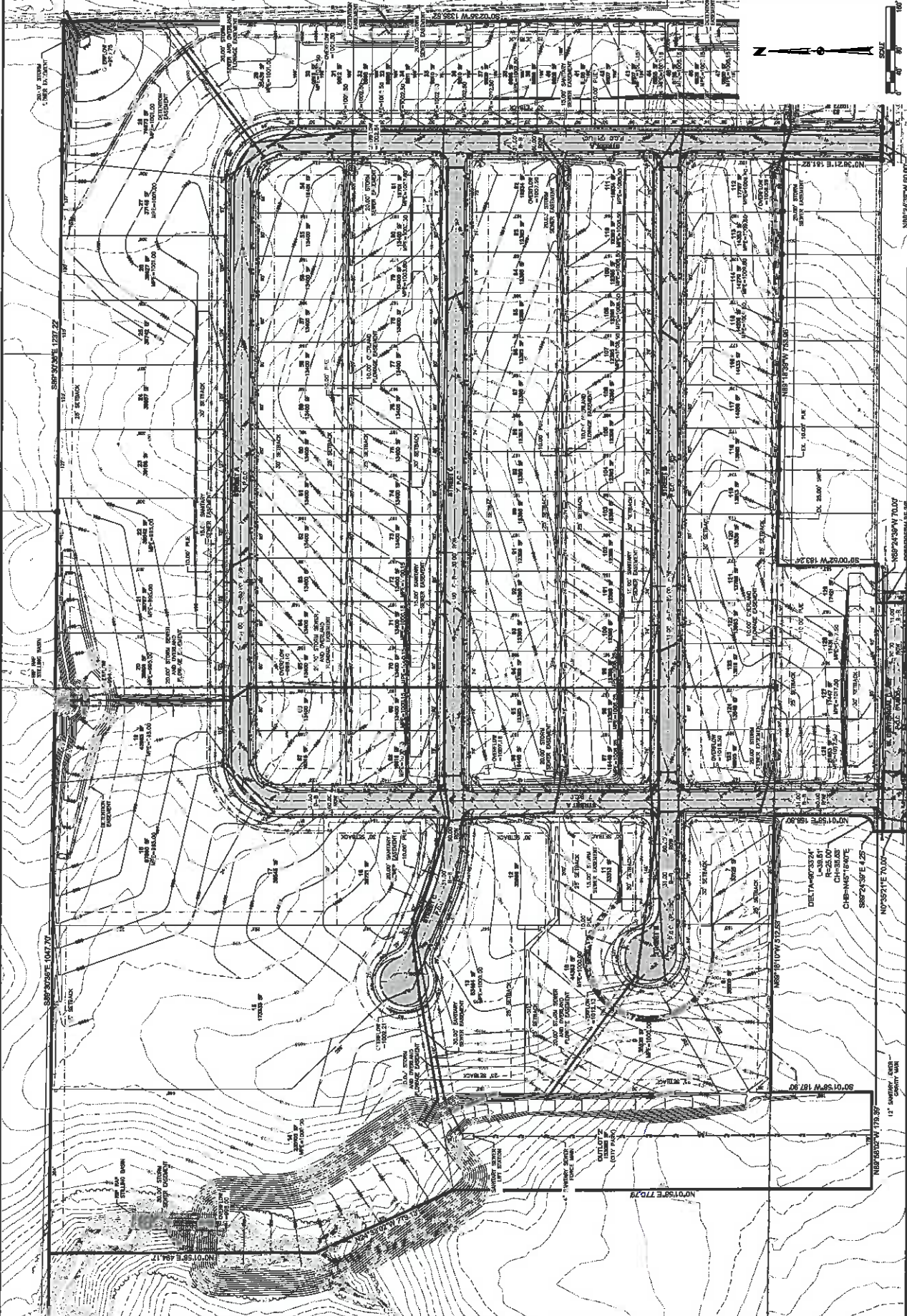
The next meeting will be Monday May 20th at 5:00 PM in the City Council Chambers.

7.0) ADJOURNMENT – Motion by Mosher to adjourn at 8:20 PM, seconded by Schonhorst. 5 AYE. 0 NAY.

Amy Kaplan, Zoning Clerk

Roger Bierbaum, Chairman

Date of Approval



1" = 40' (unless otherwise noted)
1" = 80' (unless otherwise noted)



May 17, 2019

John Haldeman
City Administrator
City of Huxley
515 N. Main Avenue
Huxley, Iowa 50124

HUXLEY, IOWA
WESTVIEW HEIGHTS
PRELIMINARY PLAT

We have reviewed the revised preliminary plat for Westview Heights and find it acceptable with the following comments:

1. In the Stormwater Management Plan the southern boundary of Drainage Basin No. 1 stops at W. First Street. The southern boundary needs to be confirmed that it does not extend south of W. First Street.
2. A staged discharge structure needs to be evaluated if this would be more appropriate at the outlet for the northwest detention basin.
3. A defined, graded swale needs to be installed between Lots 64 and 65.
4. The water main extension on Centennial should be 12-inch diameter to match the existing water main size on Centennial.
5. The easement on the south side of Lot 48 needs to be a storm sewer and overland flowage easement and needs to be 25-foot wide.
6. The installation of mid-block sidewalks running north and south through the middle of the plat needs to be evaluated.
7. The traffic study completed evaluating the impact of this development and a potential future development to the west of this plat show a second access onto Highway 69 is not warranted.

8. An overland flowage easement is needed along the south side of Lots 115 through 123.
9. Calculations need to be provided for the green space dedication requirement and the area of the proposed park shown. Area needed for the lift station cannot count towards the green space dedication area.
10. The need for street extension to the north plat boundary on the west side of the west end of 306th Lane needs to be evaluated.
11. The extension of sewer, water and other utilities to the north plat boundary on the west side of the west end of 306th Lane needs to be evaluated.
12. Backyard swales need to be installed at a minimum slope of 1.5% and at a target slope of 2%. If this slope cannot be obtained, a drain tile with surface intakes can be installed.
13. The notes from Sheet No. 1 of the previous version of the preliminary plat needs to be shown on Sheet No. 1 of the current version of the preliminary plat.
14. An access easement is needed between Lots 12 and 13 for access to the lift station.
15. The 8-inch water main at the lift station needs to be extended to the west plat boundary.
16. The sanitary sewer at the lift station needs to be extended to the west plat boundary.
17. Centennial Drive is identified as a minor arterial in the comprehensive plan. Subdivision ordinance 166.21.7 states "Unless unavoidable, lots shall not front on or have direct access to arterial or major collector streets. Where unavoidable, lots shall be so arranged as to minimize the number of access points.". Lots obviously face Centennial Drive east of Ballard Drive. This subdivision sets up for this practice to continue west of Ballard Drive.
18. Please dimension the existing storm sewer and surface water easement on the south side of Lot 1.

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19. A private oversized water main may need to be installed between Lots 1 and 2 for fire protection.
20. Please label the proposed sanitary sewers and show with flow arrows.
21. Provide information on how vehicle access will be provided to the proposed City Park.
22. The purpose of the easement between Lots 10 and 11 needs to be labelled. Will a sidewalk or trail be installed as a part of the development?
23. Public Works would still like to see the water main looped from the church to Ballard Drive through Lot 1.

If you have any questions or comments, please contact us at 225-8000.

VEENSTRA & KIMM, INC.



Forrest S. Aldrich

FSA:dml
45229-037

cc: Jeff Peterson, City of Huxley (e-mail)
Erin Ollendike, Civil Design Advantage (e-mail)
Roger Wheeler, Century 21 Signature Real Estate (e-mail)

