



**HUXLEY**  
— HEART OF THE PRAIRIE —

## **PLANNING & ZONING COMMISSION MEETING**

**ZOOM VIRTUAL MEETING-INFORMATION BELOW  
MONDAY NOVEMBER 16, 2020  
6:00 P.M.**

### **AGENDA**

1. Roll Call
2. Motion to approve the minutes from October 20, 2020
3. Public Comments (5-minute limit for items not on this agenda)
4. Business Items
  - a. Loveland Plat of Survey -505 Parkwood Circle
5. Informational Items
6. City Administrator Communications
7. Planning and Zoning Commission Comments
8. Adjournment

Join Zoom Meeting

<https://zoom.us/j/98181988980>

Meeting ID: 981 8198 8980

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morning preceding Monday's Planning & Zoning Commission meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email.

## **Huxley Planning & Zoning Commission Minutes**

### **Monday, October 19, 2020**

Chairman Roger Bierbaum called the conference call meeting to order at 6:12 P.M.

**ROLL CALL:** Mosher, Wilson, Scott, Schonhorst, Bierbaum, Patterson, Frantz present.

**CITY STAFF PRESENT:** Rita Conner – City Administrator, Amy Kaplan – Zoning Clerk

**CONSULTANTS PRESENT:** None

**GUESTS PRESENT:** None

**MINUTES APPROVAL:** Motion –Mosher, second –Frantz to approve minutes from August 20, 2020 meeting. 7 Aye. 0 Nay.

**PUBLIC COMMENTS:** None

#### **BUSINESS ITEMS:**

**Hanks Residential Subdivision (Story County Plat):** Property lies within 2 miles of Huxley city limits. The Commission reviewed to verify the subdivision aligns with Huxley's Comp Plan. Motion— Patterson to recommend approval to City Council, second- Schonhorst. Schonhorst, Scott, Mosher, Bierbaum, Patterson, Wilson, Frantz voted yes. Motion carried 7/0.

#### **INFORMATIONAL ITEMS:**

November 2, 2020- Planning & Zoning will meet with Parks & Rec and the Tree Board in the Council Chambers.

A Main Street Revitalization Meeting is in the works. Details are currently being worked out.

#### **CITY ADMINISTRATOR COMMUNICATIONS:**

Rita provided an update on Council action that was taken on topics previously discussed by the Commission.

Amy provided an update on the number of building/home improvement/trade permits so far in 2020.

#### **PLANNING AND ZONING COMMISSION COMMENTS:**

Bierbaum met with Rita to discuss the following concerns. He would like these topics discussed at a future Planning & Zoning meeting:

- a. R1A Zoning-discuss lot size requirements
- b. Major collector streets—discuss width and parking requirements and if homes should be allowed to face the major collector or not.
- c. Sidewalk waivers—suggests that code should be modified instead of issuing sidewalk waivers.
- d. Paved vs. gravel storage areas—suggests that code should be modified instead of issuing waivers.

Mosher indicated that he would like to see a map showing Huxley's future annexation boundaries.

Bierbaum: Next meeting is Monday November 2, 2020 at 6PM with Parks and Rec and the Tree Board. The next Planning & Zoning meeting is Monday November 16, 2020 at 6 PM.

**ADJOURNMENT:** Motion – Wilson, Second- Mosher to adjourn meeting at 6:49 P.M. 7 ayes, 0 nays. Motion carried.

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Amy Kaplan, Zoning Clerk

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Roger Bierbaum, Chairman

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Date of Approval

# PLANNING & ZONING COMMUNICATION

## **AGENDA HEADING:**

Loveland Plat of Survey

## **SUBMITTED BY**

Rita Conner, City Administrator

## **SYNOPSIS:**

Bert and Terri Loveland (505 Parkwood Circle Huxley, Iowa 50124) have submitted a plat of survey for the conveyance of property between their address and the owner of 1004 Timberlane Drive). A link to an aerial view of the properties is below.

<https://beacon.schneidercorp.com/Application.aspx?AppID=165&LayerID=2145&PageTypeID=1&PageID=1110&KeyValue=1323405125>

Though this is a small conveyance, staff requested that the surveyor perform a complete boundary line adjustment that would re-survey and redefine both lots, as the City of Huxley owns approximately 0.15 acres to the north and east of 505 Parkwood Circle and 1004 Timberlane Drive.

Additional information is below and in the attachments.

## **ADDITIONAL INFORMATION:**

- The property is presented to the City of Huxley for waiver of City subdivision regulations
- Earlier this year, the Lovelands had requested to purchase the City's 0.15 acre site in order to have a direct connection to a pond that runs behind the homes on Parkwood Circle and Timberlane. City Council has not approved moving forward with any conveyance of City land at this time, and this plat of survey does not impact the City's property.

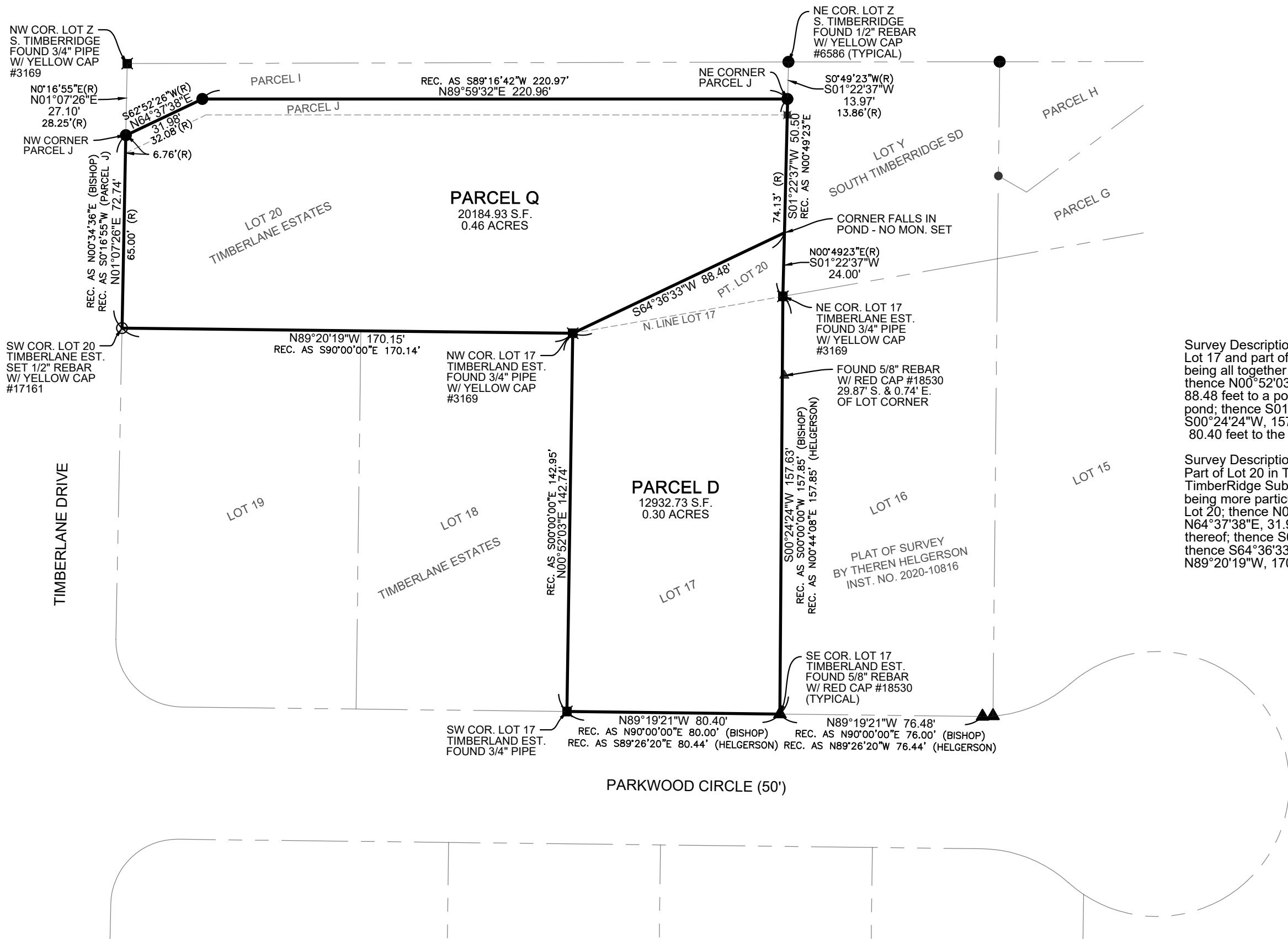
## **ADMINISTRATOR RECOMMENDATION: APPROVAL**

## **ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

- November 24, 2020 City Council review
- Preparation of new deeds and recording

# Draft Print

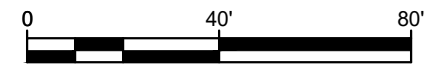
10/20/2020 2:27:42 PM



Survey Description - Parcel D:  
Lot 17 and part of Lot 20, all in Timberlane Estates, City of Huxley, Story County, Iowa, being all together described as follows: Beginning at the Southwest Corner of said Lot 17; thence N00°52'03"E, 142.74 feet to the Northwest Corner thereof; thence N64°36'33"E, 88.48 feet to a point on the east line of said Lot 20, said point being located in the existing pond; thence S01°22'37"W, 24.00 feet to the Northeast Corner of said Lot 17; thence S00°24'24"W, 157.63 feet to the Southeast Corner of said Lot 17; thence N89°19'21"W, 80.40 feet to the point of beginning, containing 0.30 acres.

Survey Description - Parcel Q:  
Part of Lot 20 in Timberlane Estates and Parcel J, being part of Lot Z in South TimberRidge Subdivision, all in the City of Huxley, Story County, Iowa, and all together being more particularly described as follows: Beginning at the Southwest Corner of said Lot 20; thence N01°07'26"E, 72.74 feet to the Northwest Corner of said Parcel J; thence N64°37'38"E, 31.98 feet; thence N89°59'32"E, 220.96 feet to the Northeast Corner thereof; thence S01°22'37"W, 50.50 feet along the east line of said Parcel J and Lot 20; thence S64°36'33"W, 88.48 feet to a corner on the southerly line of said Lot 20; thence N89°20'19"W, 170.15 feet to the point of beginning, containing 0.46 acres.

This survey has been prepared to amend the boundary line between existing Lots 17 and 20. New deeds must be prepared for the new parcels shown on this plat.



FOX Engineering Associates, Inc.  
414 South 17th Street, Suite 107  
Ames, Iowa 50010  
Phone: (515) 233-0000  
FAX: (515) 233-0103

## PLAT OF SURVEY

LOTS 17 & 20 IN TIMBERLAND ESTATES AND PARCEL J  
OF LOT Z IN SOUTH TIMBERRIDGE SUBDIVISION,  
CITY OF HUXLEY, STORY COUNTY, IOWA

JOB# 14235-20A DATE: 10/20/20 PAGE 1 OF 1

PROPRIETORS:  
LOT 17: BERTRAM EARL & TERRI GAIL LOVELAND  
LOT 20: KIM L. BOESEN - 1/2  
KIM L. DIETZ - 1/2  
PARCEL J: STEVEN A. & KIM L. DIETZ  
  
SURVEY REQUESTED BY:  
BERT LOVELAND

I hereby certify that this land surveying document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

R. BRADLEY STUMBO, PLS  
License number P17161  
My license renewal date is December 31, 2021.

DATE

