

AGENDA  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
August 22, 2016

**HIAWATHA COUNCIL CHAMBERS**  
**(101 Emmons Street-Upper Floor) – 5:30 P.M.**

1. Call to Order - Roll Call
2. Consider Approval of:
  - a. Agenda
  - b. Minutes of May 23, 2016
3. Business:
  - # Consider Resolution for recommendation to City Council to approve the Final Plat submitted by Forrest Ridge LLC for Dell Ridge Second Addition, Hiawatha, IA.
  - ❖ Comprehensive Plan Update

Adjourn

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| <ul style="list-style-type: none"><li># <i>Items that have to go on to City Council for final vote</i></li><li>• <i>Items that Planning and Zoning Commission have final vote</i></li><li>* <i>Items that have to go on to Board of Adjustment for final vote</i></li><li>❖ <i>Discussion Only</i></li></ul> |
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**HIAWATHA PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
May 23, 2016**

The Hiawatha Planning and Zoning Commission met in a meeting on May 23, 2016. Chairman, Gilbert Lawrence called the meeting to order at 5:30 P.M. Members present: Mark Powers, Kenny Jones, Mark Ross, Darryl Cheney, Reta Saylor and Tom Wille. Members Absent: None. Staff present: Community Development Director, Pat Parsley and Assistant Building Official, Jim Fisher and City Engineer, John Bender. Guests in Attendance: Chad Abernathy, Bob Overding, Dean Waterhouse and Barb Waterhouse.

Board Member, Reta Saylor moved to approve the agenda, second by Kenny Jones. Motion carried.

Board Member, Mark Powers moved to approve the meeting minutes of April 25, 2016 second by Darryl Cheney. Motion carried.

**Consider Resolution for recommendation to City Council to approve the Vacation Request submitted by Brainiac Inc. for the property described as Langston Dr., Hiawatha North 15<sup>th</sup>, Hiawatha, IA.**

Chairman, Gilbert Lawrence asked if there was anyone that would like to speak for the vacation request.

Chad Abernathy addressed the board. He explained the history and reasoning for the vacation request. He stated that he believed it would benefit the hospital and ambulance services as well as provide safe parking for the hospital employees.

Bob Overding addressed the board saying that he also believes it would be the best for the hospital and its patients.

Chairman, Gilbert Lawrence asked if there was anyone that would like to speak against the vacation request.

Dean Waterhouse addressed the board. He explained why he is against the vacation request. He believes it would limit access on his property that is to the east of the hospital by removing Langston Dr.

Kenny Jones asked Dean Waterhouse if he had any plans for his property. Waterhouse explained that they have had many offers, but have not accepted any.

Mark Ross asked John Bender how Dean Waterhouse would gain access to his property. John Bender explained that he does have access off Boyson Rd.

There was some discussion about what the plan was twenty five years ago for Langston Dr. by John Bender, Dean Waterhouse and the Board.

Gilbert Lawrence then asked if the DOT would affect the North entrance off Boyson. John Bender explained that the property could not be landlocked so DOT would not have an effect on the property.

Darryl Cheney stated that that area is already clogged with traffic. He asked if that North entrance would be blocked and if there was a plan to install a light in that area.

John Bender stated that there has been a request to install a light off 12<sup>th</sup> to relieve the traffic congestion.

Chad Abernathy stated that he was willing to give up his portion of the public access off Boyson Rd.

Dean Waterhouse explained that he was worried that he would eventually lose the access off Boyson Rd.

Kenny Jones and John Bender assured him that that the property would always have access and that it could not/would not be land locked.

Chairman, Gilbert Lawrence asked if there were any more questions. There were none.

Rita Saylor moved to approve the Vacation Request submitted by Brainiac Inc. for the property described as Langston Dr., Hiawatha North 15<sup>th</sup>, Hiawatha, IA. Second by Mark Ross.

AYES: TOM WILLE, MARK POWERS, RETA SAYLOR AND MARK ROSS.

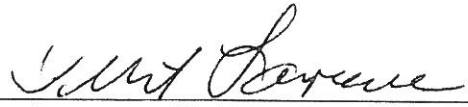
NAYS: KENNY JONES, DARRYL CHENEY AND GILBERT LAWRENCE.

ABSENT: NONE

**Motion Carried**

**Resolution #16-010 Approved**

Mark Powers motioned to adjourn the meeting at 6:07 p.m., Second by Mark Ross. Motion carried.

  
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Gilbert Lawrence, Chairman

ATTEST:

  
\_\_\_\_\_  
Jennifer Goerg, Community Development Clerk

# City of Hiawatha

## Community Development Department

**Purpose:** Final Plat Approval **Date:** 08/04/2016

**To:** Planning and Zoning Commission

**Name of Plan:** Dell Ridge 2<sup>nd</sup> Addition

**Address:** Dell Ridge Lane and Dell Ridge Court **Zone:** R-1 PUD

**Number of Lots:** 11 lots and designated ROW on Edgewood

**Reviewed by:** Patrick Parsley, Community Development Director

**Description:** This is the second phase in the Dell Ridge Development as proposed on the preliminary plat and PUD.

**Report:**

This final plat matches the preliminary plat. The City Engineer is completing a development agreement with the developer which will include but not limited to:

1. Responsibilities for outlots and detention basin.
2. Describe the completion of the plan of improvements.
3. Require acceptance of the improvements prior to occupancy in any building.
4. Define the sidewalk installation as for the PUD on one side of each street and cul-de-sac.
5. Describe the location and installation of street lights.
6. Require the installation of a complying turn around at the end of Dell Ridge Lane.

**Recommendation:** Community Development supports the Planning and Zoning Commission recommendation for approval of this final plat contingent upon a Council approved development agreement.

**City of Hiawatha**  
**Engineering Department**  
101 Emmons St., Hiawatha Iowa, 52233-1697  
PHONE (319) 393-1515 ext. 511 FAX (319) 393-1516

**To: Planning and Zoning Commission**

**Date: August 8, 2016**

**From: John Bender PE, City Engineer**

**Re: Dell Ridge 2nd Addition**

**Description: Final Plat**

**Report:**

Engineering has reviewed the final plat of Dell Ridge 2<sup>nd</sup> Addition and find the plat in accordance with the approved preliminary plat. There are a number of items to be addressed in a developer's agreement to be included in the bound copies and recorded, but the plat can be approved and forwarded to the City Council.

Engineering recommends approval of the Dell Ridge 2<sup>nd</sup> Addition Final Plat.

If you need any further information, please let me know.

Final Plat Review for Dell Ridge Second Addition

The Water Department has completed its review of the Dell Ridge Second Addition Final Plat submitted by Scott Survey Inc. The water Department recommends approval of this Final Plat on July 27<sup>th</sup>, 2016.



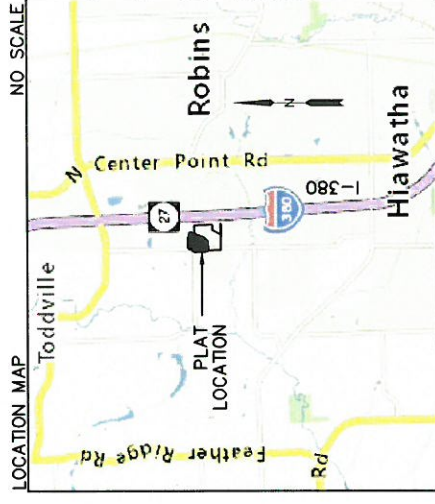
Marty Recker

Assistant Water Superintendent

CC: Kelly Kornegor, City Clerk



# FINAL PLAT DELL RIDGE SECOND ADDITION TO THE CITY OF HIAWATHA LINN COUNTY, IOWA



**Legal Description:**

Part of the Southwest Quarter of the Southeast Quarter of Section 18, Range 7 West of the Fifth Principal Meridian, City of Hiawatha, Linn County, Iowa, described as follows:

Commencing at the Southwest Corner of the Northeast Quarter of Section 19, Township 84 North, Range 7 West of the Fifth Principal Meridian; thence N0°59'46"W along the west line of said Northeast Quarter, 679.70 feet to the Northwest Corner of Dell Ridge First Addition to the City of Hiawatha, Linn County, Iowa, and the point of beginning; thence continuing N0°59'46"W along said west line, 597.01 feet; thence S89°23'58"E, 150.07 feet; thence N0°59'46"W, 50.02 feet; thence N1°14'48"W, 174.98 feet; thence N89°13'07"E, 447.71 feet; thence S0°07'05"E, 31.08 feet; thence S87°08'27"E, 207.66 feet; thence S9°26'14"W, 84.51 feet; thence S24°25'16"W, 328.89 feet; thence S65°34'44"E, 18.70 feet; thence S24°25'16"W, 274.49 feet; thence S34°49'51"W, 80.76 feet; thence S59°25'28"W, 96.86 feet; thence S86°17'12"W, 118.56 feet; thence S89°12'22"W, 295.65 feet to the point of beginning.

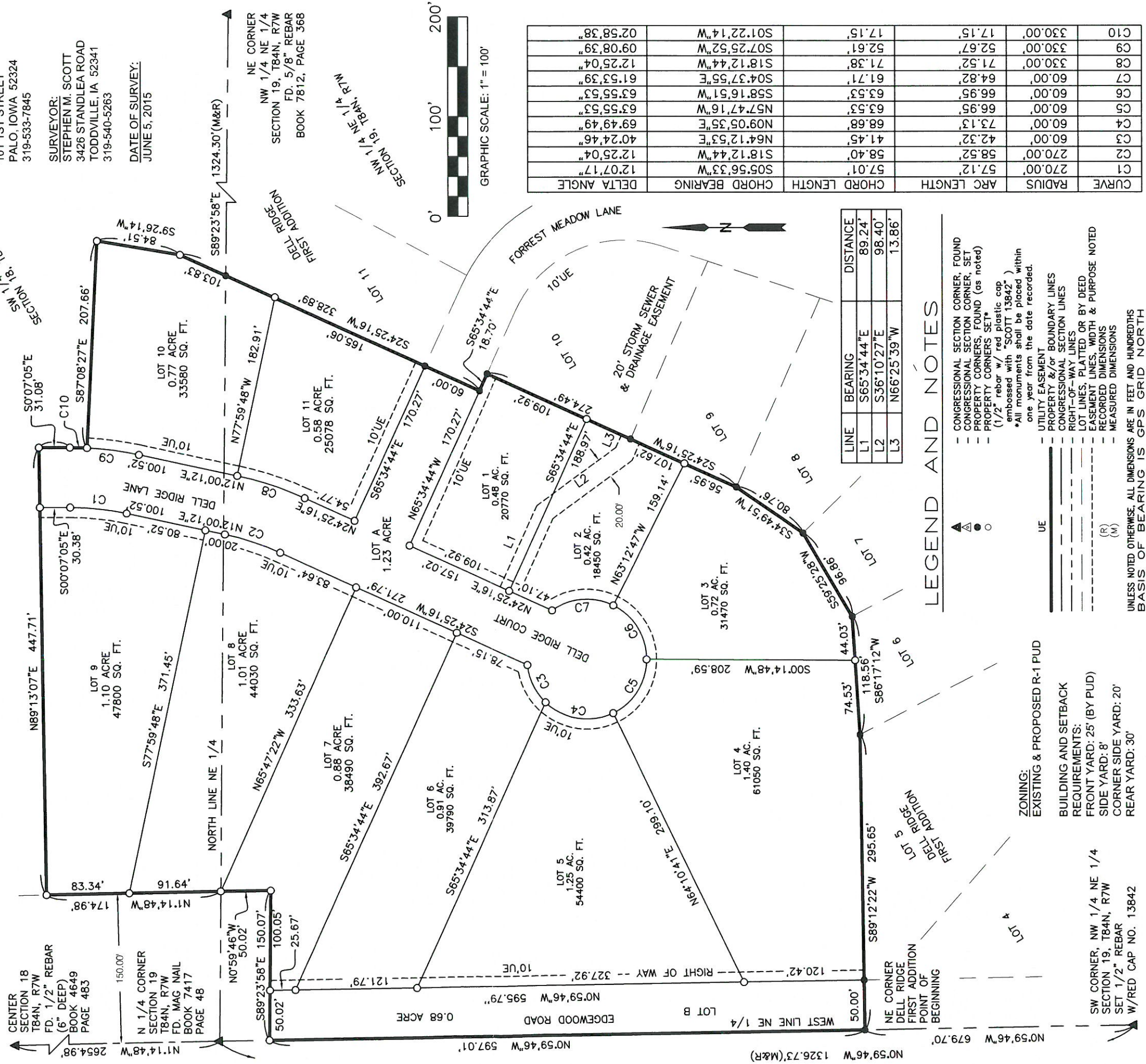
Said parcel contains 11.43 acres, subject to easements and restrictions of record.

**PROPRIETOR:**  
FORREST RIDGE, LLC  
C/O MARK RALSTON  
101 1ST STREET  
PALO IOWA 52324  
319-533-7845

**SURVEYOR:**  
STEPHEN M. SCOTT  
3426 STANDLEA ROAD  
TODDVILLE, IA 52341  
319-540-5263

**DATE OF SURVEY:**  
JUNE 5, 2015

NE CORNER  
NW 1/4 NE 1/4  
SECTION 19, T84N, R7W  
FD. 5/8" REBAR  
BOOK 7812, PAGE 368



LINE	BEARING	DISTANCE
L1	S65°34'44"E	89.24'
L2	S36°10'27"E	98.40'
L3	N66°25'39"W	13.86'

### LEGEND AND NOTES

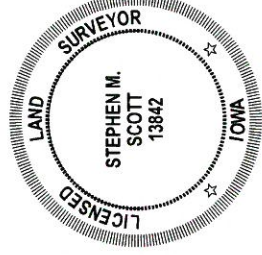
- CONGRESSIONAL SECTION CORNER, FOUND
- CONGRESSIONAL SECTION CORNER, SET
- PROPERTY CORNERS, FOUND (as noted)
- PROPERTY CORNERS, SET
- (1/2" rebar w/ red plastic cap embossed with "SCOTT 13842")
- \*All monuments shall be placed within one year from the date recorded.
- UTILITY EASEMENT
- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- LOT LINES, PLATTED OR BY DEED
- EASEMENT LINES, WIDTH & PURPOSE NOTED
- RECORDED DIMENSIONS
- MEASURED DIMENSIONS

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDRETHS BASIS OF BEARING IS GPS GRID NORTH



**Stephen M. Scott, P.E. & L.S.**  
Civil Engineer & Land Surveyor  
[www.scottssurvey.com](http://www.scottssurvey.com)

319-540-5263  
email@scottssurvey.com  
P.O. Box 315, Center Point, IA 52213-0315



- NOTES:**
- LOT A AND LOT B ARE TO BE DEDICATED TO THE CITY OF HIAWATHA FOR ROAD RIGHT OF WAY.
  - EASEMENTS ARE CENTERED ON LOT LINE UNLESS OTHERWISE NOTED.
  - DIRECT ACCESS TO EDGEWOOD ROAD IS NOT PERMITTED FROM LOTS 4 TO 7, ALL INCLUSIVE.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	270.00'	57.12'	S05°56'33"W	57.01'	12°07'17"
C2	270.00'	58.52'	S18°12'44"W	58.40'	12°25'04"
C3	60.00'	42.32'	N64°12'53"E	41.45'	40°24'46"
C4	60.00'	73.13'	N09°05'35"E	69.49'49"	68°08'49"
C5	60.00'	66.95'	N57°47'16"W	63.53'	63°55'53"
C6	60.00'	66.95'	S58°16'51"W	63.53'	63°55'53"
C7	60.00'	64.82'	S04°37'55"E	61.71'	50°43'39"
C8	330.00'	71.52'	S18°12'44"W	71.38'	12°25'04"
C9	330.00'	52.67'	S07°25'52"W	52.61'	09°08'39"
C10	330.00'	57.12'	S01°22'14"W	57.01'	02°58'38"

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

STEPHEN M. SCOTT, L.S.  
Iowa Lic. No. 13842  
My license renewal date is December 31, 2016  
Pages or sheets covered by this seal:  
THIS PAGE ONLY  
revised 8/6/16  
PROJECT NO. 1606618



# memo

To: Planning & Zoning Commission  
From: Patrick Parsley  
CC: Kim Downs, City Administrator  
John Bender, City Engineer  
Date: 8/12/2016  
Re: Comprehensive (Comp) Plan Update

Update: The Comp Plan update process is continuing. We are on schedule as noted in the proposed calendar from MSA. We have had a public input meeting which included P&Z and the Council along with four team meetings.

The Comp Plan draft is now available on the website developed for this project. To review the Comp Plan in preparation for the next public input meeting log onto <https://hiawathaplan.com>. The meeting will be on August 31<sup>st</sup> at 6:30 in the lower level of City Hall. All are encouraged to attend and participate in this meeting.

The project team includes Kenny Jones, Mark Ross and Gilbert Lawrence from the P&Z Commission. Please feel free to contact them if you have any questions. Also, we have draft copies of the proposed plan at City Hall if you prefer to review the proposed plan on paper.

The project facilitator is MSA. Their team leader on this project is Shawn O'Shea. We have asked that he include the entire Council and P&Z Commission in his correspondence with the project team. Hopefully you have been receiving his emails.

After the public open house on the 31<sup>st</sup> there will be a joint P&Z and Council workshop to review the final draft. The project team will review the final draft and bring it to P&Z for a final recommendation to adopt. It is our plan to have this ready for the November P&Z meeting.