

**AGENDA
PLANNING AND ZONING COMMISSION
REGULAR MEETING
September 26, 2016**

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

Call to Order - Roll Call

2. Consider Approval of:

- a. Agenda
- b. Minutes of August 22, 2016

3. Business:

- a. Consider Resolution for recommendation to City Council to approve the Final Plat submitted by Northwood Development, LC for Heritage Green 12th Addition, Hiawatha, IA.

Adjourn

- # *Items that have to go on to City Council for final vote*
- *Items that Planning and Zoning Commission have final vote*
- * *Items that have to go on to Board of Adjustment for final vote*
- ❖ *Discussion Only*

HIAWATHA PLANNING AND ZONING COMMISSION
REGULAR MEETING
August 22, 2016

2B-1

The Hiawatha Planning and Zoning Commission met in a meeting on August 22, 2016. Board Member, Mark Powers called the meeting to order at 5:30 P.M. Members present: Darryl Cheney, Mark Ross and Tom Wille. Members Absent: Kenny Jones, Gilbert Lawrence and Reta Saylor. Staff present: Community Development Director, Pat Parsley and Assistant Building Official, Jim Fisher. Guests in Attendance: Denny Norton and Steve Scott.

Mark Powers asked for a motion approve the agenda with the addition of appointing an alternate Chair for the August 22, 2016 meeting. Mark Ross moved to approve the agenda, Second by Mark Ross.

Mark Powers asked for a motion to appoint an alternate Chair for the August 22, 2016 meeting. Mark Ross motioned to appoint Mark Powers as alternate Chair, Second by Darryl Cheney. Motion Carried.

Board Member, Mark Powers moved to approve the meeting minutes of May 23, 2016 second by Mark Ross. Motion carried.

Consider Resolution for recommendation to City Council to approve the Final Plat submitted by Forrest Ridge LLC for Dell Ridge Second Addition, Hiawatha, IA.

Board Member, Darryl Cheney stated that it looked straight forward and moved to the Final Plat submitted by Forrest Ridge LLC for Dell Ridge Second Addition, Hiawatha, IA, Second by Mark Ross.

Discussion-Building Official, Pat Parsley noted the Final Plat was not completely ready. Director Parsley recommended in his memo to the board approval of the Final Plat would be contingent on a development agreement.

Darryl Cheney amended his original motion approving the final plat contingent upon receiving a signed development agreement, Second by Mark Ross.

AYES: TOM WILLE, MARK ROSS, DARRYL CHENEY AND MARK POWERS.

NAYS: NONE

ABSENT: KENNY JONES, GILBERT LAWRENCE AND RETA SAYLOR

Motion Carried

Resolution #16-011 Approved

Comprehensive Plan Update

Patrick Parsley explained his memo and asked Mark Ross what his general impression is of the progress. Mark Ross stated that there were quite a few Hiawatha residents in attendance and asked how the online surveys were going. Pat Parsley explained that they were going well although they were very limited. He added that the responses will be part of the final document.

Pat Parsley added that they were hopeful that the next meeting on August 31, 2016 will be well attended. He explained that it will be the City Council, Planning and Zoning Board and general public all together that will include a brief presentation with an open house type of presentation highlighting the City's goals. This will be the first round of the finalized comprehensive plan. Pat also suggested that the board look on the website at the comprehensive plan to get familiar with the content.

2B-2

Mark Powers asked if Pat Parsley was looking for any action from the board. Pat explained that because of interest from a board member, he decided to put the information on the agenda for informational reasons only.

Mark Powers asked if there were any more questions or concerns. There were none.

Mark Powers asked for a motion to adjourn the meeting at 6:08 p.m. Tom Wille motioned to adjourn the meeting, Second by Darryl Cheney. Motion carried.



Mark Powers, Board Member

ATTEST:



Kim Downs, City Administrator

3A-1

City of Hiawatha

Community Development Department

Purpose: Final Plat Approval **Date:** 09/16/2016

To: Planning and Zoning Commission

Name of Plan: Heritage Green 12th Addition

Address: Blairs Ferry Crossing, Heritage Green Drive,
and Worthington Court **Zone:** R-5

Number of Lots: 27 lots and designated ROW's

Reviewed by: Patrick Parsley, Community Development Director

Description: This is the 12 addition to Heritage Green which was approved as a preliminary plat on February 4th, 2015. The area was rezoned at the same time from R-3 to R-5. An R-5 zone allows for zero lot line and two family homes in addition to single family homes. The setbacks are the same for both zones: Front 25'
Rear 25'
Corner 20'
Side Total 14' and not less than 5'

This area is part of a larger preliminary plat area which was approved in 1992 and amended in 2003. The 2003 amended preliminary plat included a storm water plan, drainage calculations and detention for the entire Heritage Green area.

Report:

This final plat matches the most recent preliminary plat. The City Engineer is reviewing the storm water calculations in light of the new zoning density. The developer is completing a development agreement with the City Engineer which will include but is 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 lots are developed.
5. Describe the location and installation of street lights.
6. Require the installation of a complying turn around at the end of Heritage Green Drive.

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

Re: Heritage Green 12th Addition Final Plat

9/19/2016

The Hiawatha Water Department has reviewed the Final Plat for Heritage Green 12th Addition submitted by MMS Consultants and recommends approval of the plans on September 19th, 2016.



Marty Recker

Hiawatha Water Department

CC:/ Kelly Kornegor City Clerk

FINAL PLAT HERITAGE GREEN - TWELFTH ADDITION

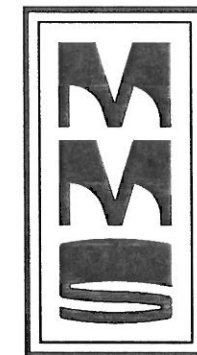
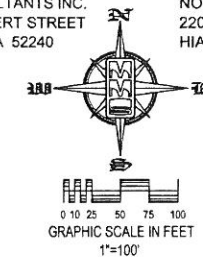
A PORTION OF THE NE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ AND A PORTION OF THE NW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 6-T83N-R7W OF THE 5TH P.M.
AND
A PORTION OF THE SW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 31-T84N-R7W OF THE 5TH P.M.

HIAWATHA, LINN COUNTY, IOWA

PREPARED BY AND RETURN TO: MMS CONSULTANTS, INC. 1917 S. GILBERT ST. IOWA CITY, IOWA 52240 (319)351-8282

PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

OWNER/APPLICANT:
NORTHWOOD DEVELOPMENT LC
2200 HERITAGE GREEN DRIVE
HIAWATHA, IA 52233-2324



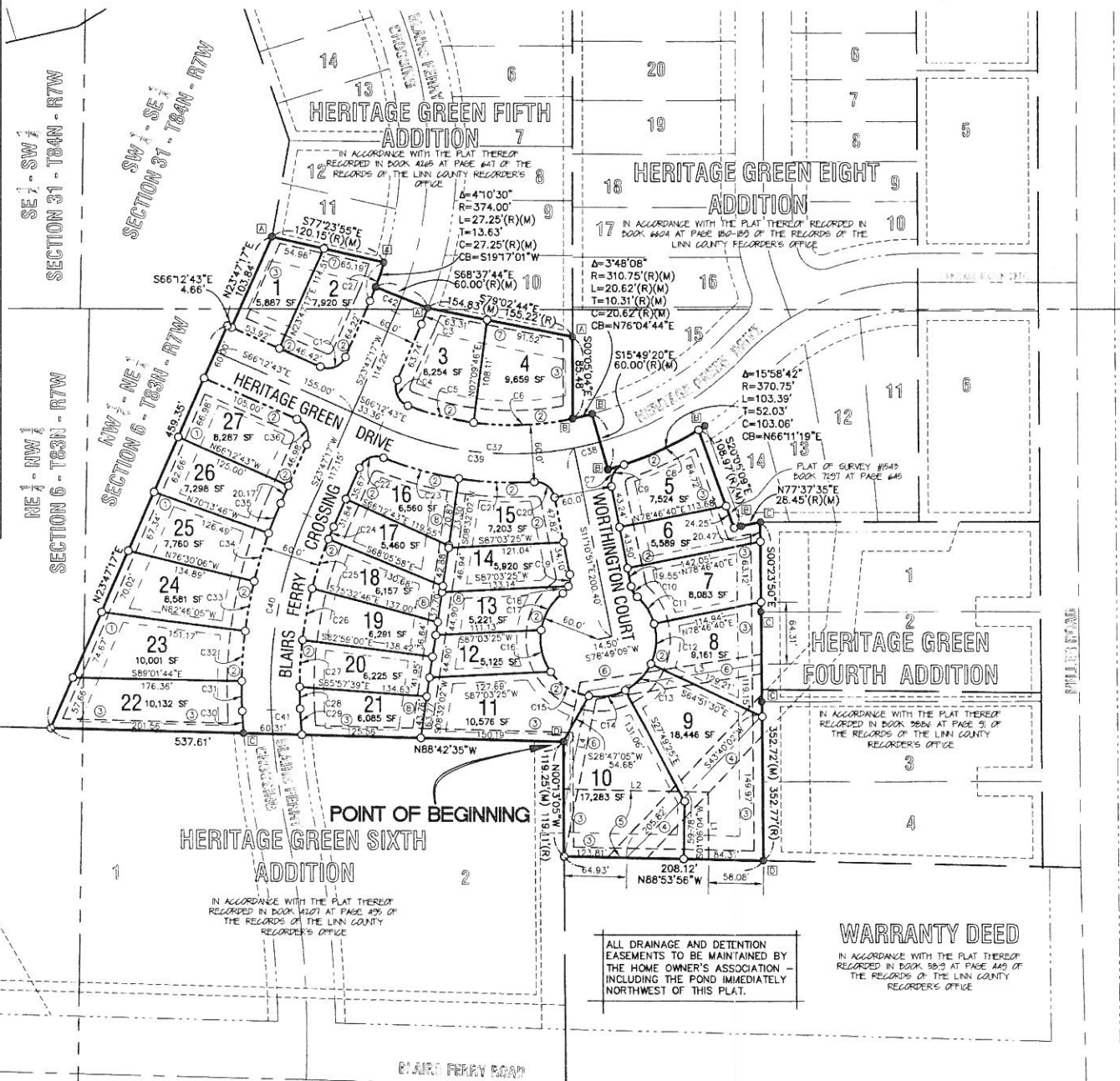
CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

Date	Revision
06-17-2016	PER GDM REVIEW - RLW
08-16-2016	ADDED 27 EASE LOTS 15-21 PER M.O. - RLW
09-07-2016	PER GDM FINAL REVIEW - RLW
09-14-2016	PER CITY COMMENTS & GDM - RLW

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	90°00'00"	20.00'	31.42'	20.00'	28.28'	S66°47'17"W
C2	6°35'33"	374.00'	43.03'	21.54'	43.01'	S20°29'31"W
C3	2°25'01"	434.00'	18.31'	9.15'	18.31'	S22°34'47"W
C4	93°16'51"	20.00'	32.56'	21.18'	29.08'	S22°51'08"E
C5	13°20'41"	310.75'	72.38'	36.35'	72.21'	S78°09'54"E
C6	19°10'58"	310.75'	104.04'	52.51'	103.55'	S87°34'17"W
C7	2°42'38"	370.75'	17.54'	8.77'	17.54'	S72°49'21"W
C8	13°16'05"	370.75'	85.85'	43.12'	85.66'	S64°50'00"W
C9	82°38'54"	20.00'	28.85'	17.59'	26.41'	S30°08'36"W
C10	36°16'08"	20.00'	12.66'	6.55'	12.45'	S29°18'55"E
C11	31°35'45"	60.00'	33.09'	16.98'	32.67'	S31°39'07"E
C12	40°59'44"	60.00'	42.93'	22.43'	42.02'	N04°38'38"E
C13	37°02'05"	60.00'	38.78'	20.10'	38.11'	N43°39'32"E
C14	37°18'05"	60.00'	39.06'	20.25'	38.38'	N80°49'38"E
C15	45°53'21"	60.00'	48.06'	25.40'	46.78'	N57°34'39"W
C16	43°41'45"	60.00'	45.76'	24.06'	44.66'	N12°47'06"W
C17	43°24'46"	60.00'	45.46'	23.86'	44.38'	N30°46'09"E
C18	27°25'59"	20.00'	9.58'	4.88'	9.48'	S38°45'33"W
C19	36°13'25"	20.00'	12.64'	6.54'	12.43'	S06°55'51"W
C20	82°38'54"	20.00'	28.85'	17.59'	26.41'	S52°30'18"E
C21	12°21'47"	370.75'	80.00'	40.16'	79.84'	S87°38'51"E
C22	87°33'54"	20.00'	30.56'	19.17'	27.58'	S67°34'04"W
C23	12°48'49"	370.75'	82.91'	41.63'	82.74'	S75°03'33"E
C24	1°53'15"	420.00'	13.84'	6.92'	13.64'	S22°50'40"W
C25	7°28'47"	420.00'	54.59'	27.33'	54.55'	S18°10'38"W
C26	7°26'14"	420.00'	54.52'	27.30'	54.48'	S10°44'07"W
C27	6°41'23"	420.00'	49.04'	24.55'	49.01'	S03°40'19"W
C28	3°05'41"	420.00'	22.69'	11.35'	22.68'	S01°13'13"E
C29	1°56'52"	803.49'	27.31'	13.66'	27.31'	S03°44'30"E
C30	1°31'44"	863.49'	23.04'	11.52'	23.04'	S03°31'56"E
C31	3°44'20"	480.00'	31.32'	15.67'	31.32'	S00°53'54"E
C32	6°15'38"	480.00'	52.45'	26.25'	52.42'	S04°06'05"W
C33	6°15'59"	480.00'	52.50'	26.27'	52.47'	S10°21'54"W
C34	6°16'20"	480.00'	52.55'	26.30'	52.52'	S16°36'04"W
C35	4°01'04"	480.00'	33.66'	16.84'	33.65'	S21°46'46"W
C36	90°00'00"	20.00'	31.42'	20.00'	28.28'	S21°12'43"E
C37	39°36'37"	340.75'	235.57'	122.71'	230.80'	S86°01'01"E
C38	4°38'29"	340.75'	27.60'	13.81'	27.60'	S76°29'54"W
C39	34°58'09"	340.75'	207.97'	107.34'	204.75'	S83°41'47"E
C40	26°33'21"	450.00'	208.57'	106.19'	206.71'	S10°30'37"W
C41	1°43'51"	833.49'	25.18'	12.59'	25.18'	S03°37'59"E
C42	2°25'01"	404.00'	17.04'	8.52'	17.04'	S22°34'47"W

LINE	LENGTH	BEARING
L1	70.02	S00°13'05"E
L2	150.04	S88°53'56"E
L3	183.70	S81°08'10"W
L4	127.71	S11°26'31"W



LEGEND AND NOTES

- ▲ CONGRESSIONAL CORNER, FOUND
- △ CONGRESSIONAL CORNER, REESTABLISHED
- CONGRESSIONAL CORNER, RECORDED LOCATION
- PROPERTY CORNER(S), FOUND (as noted)
- PROPERTY CORNERS SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- CENTER LINES
- LOT LINES, INTERNAL
- LOT LINES, PLATTED OR BY DEED
- EASEMENT LINES, WIDTH & PURPOSE NOTED
- EXISTING EASEMENT LINES, PURPOSE NOTED
- BUILDING SETBACK LINE
- RECORDED DIMENSIONS
- MEASURED DIMENSIONS
- CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDRETHS

EASEMENT LABEL TABLE

LABEL	DESCRIPTION
①	7.5' WIDE DRAINAGE AND PUBLIC UTILITY EASEMENT
②	15.0' WIDE PUBLIC UTILITY EASEMENT
③	10.0' WIDE PUBLIC UTILITY EASEMENT
④	EXISTING 30.0' WIDE DRAINAGE EASEMENT
⑤	STORM WATER DETENTION EASEMENT
⑥	20.0' WIDE SANITARY SEWER EASEMENT
⑦	5.0' WIDE PUBLIC UTILITY EASEMENT
⑧	20.0' WIDE PUBLIC UTILITY EASEMENT (CENTERED)

AREA SUMMARY TABLE

SECTION	AREA
1/4 - 1/4	
NE - NW SECTION 6	0.21 ACRE
NW - NE SECTION 6	0.03 ACRE
SW - SE SECTION 31	6.42 ACRES
TOTAL	6.66 ACRES

EXISTING MONUMENT TABLE

LABEL	DESCRIPTION
ⓐ	FOUND 1/2" PIN W\ YELLOW PLASTIC LS CAP 14809
ⓑ	FOUND 5/8" PIN W\ YELLOW PLASTIC LS CAP 8165
ⓒ	FOUND 5/8" PIN W\ Q LS CAP
ⓓ	FOUND 1/2" PIN W\ Q LS CAP

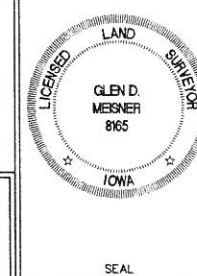
DESCRIPTION - HERITAGE GREEN - TWELFTH ADDITION

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 83 NORTH, RANGE 7 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, AND A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 84 NORTH, RANGE 7 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, HIAWATHA, LINN COUNTY, IOWA, DESCRIBED AS FOLLOWS:

Beginning at the Northeast Corner of Heritage Green Sixth Addition to Hiawatha, Iowa, in accordance with the Plat thereof Recorded in Book 4207 at Page 495 of the Records of the Linn County Recorder's Office; Thence N88°42'35"W, along the North Line of said Heritage Green Sixth Addition, 537.61 feet; Thence N23°47'17"E, 459.35 feet; Thence S66°12'43"E, 4.66 feet; Thence N23°47'17"E, 103.84 feet, to the Southwest Corner of Heritage Green Fifth Addition to Hiawatha, Iowa, in accordance with the Plat thereof Recorded in Book 4265 at Page 647 of the Records of the Linn County Recorder's Office; Thence S77°23'55"E, along the South Line of said Heritage Green Fifth Addition, 120.15 feet; Thence Southwesterly, 27.25 feet along said South Line on a 374.00 foot radius curve, concave Northwesterly, whose 27.25 foot chord bears S19°17'01"W; Thence S68°37'44"E, along said South Line, 60.00 feet; Thence S79°02'44"E, along said South Line, 154.83 feet, to a Point on the West Line of Heritage Green Eight Addition to Hiawatha, Iowa, in accordance with the Plat thereof Recorded in Book 6604 at Page 180 of the Records of the Linn County Recorder's Office; Thence S00°05'04"E, along said West Line, 85.48 feet, to the Southwest Corner of said Heritage Green Eight Addition; Thence Northeasterly, 20.62 feet along the South Line of said Heritage Green Eight Addition on a 310.75 foot radius curve, concave Northwesterly, whose 20.62 foot chord bears N76°04'44"E; Thence S15°49'20"E, along said South Line, 60.00 feet; Thence Northeasterly, 103.39 feet along said South Line on a 370.75 foot radius curve, concave Northwesterly, whose 103.39 foot chord bears N66°11'19"E, to the Northwest Corner of Parcel "A" of Plat of Survey #1543, in accordance with the Plat thereof Recorded in Book 7297 at Page 645 of the Records of the Linn County Recorder's Office; Thence S20°05'09"E, along West Line of said Parcel "A", a distance of 108.97 feet; Thence N77°37'35"E, along the South Line of said Parcel "A", and the South Line of said Heritage Green Eight Addition, 28.45 feet, to the Northwest Corner of Heritage Green Fourth Addition to Hiawatha, Iowa, in accordance with the Plat thereof Recorded in Book 3886 at Page 91 of the Records of the Linn County Recorder's Office; Thence S00°23'50"E, along the West Line of said Heritage Green Fourth Addition, 352.72 feet; Thence N88°53'56"W, 208.12 feet, to the Point of Beginning. Said Heritage Green - Twelfth Addition contains 6.66 Acres and is subject to easements and restrictions of record.

Signed before me this _____ day of _____, 20____.

Notary Public, in and for the State of Iowa.



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 Professional Land Surveyor under the laws of the State of Iowa.

GLEN D. MEISNER
L.S. Iowa Lic. No. 8165
My license renewal date is December 31, 20____.

Pages or sheets covered by this seal: _____

FINAL PLAT

HERITAGE GREEN TWELFTH ADDITION

A PORTION OF THE NE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ AND A PORTION OF THE NW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 6-T83N-R7W OF THE 5TH P.M. AND A PORTION OF THE SW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 31-T84N-R7W OF THE 5TH P.M.

HIAWATHA LINN COUNTY IOWA
MMS CONSULTANTS, INC.

Date:	06-15-2016
Designed by:	GDM
Field Book No.:	1138, 1122
Drawn by:	RLW
Scale:	1"=100'
Checked by:	GDM
Sheet No.:	1
Project No.:	IOWA CITY
	2563036
of:	1