



PLANNING & ZONING COMMISSION ZOOM MEETING

Monday January 15, 2024

6:00 PM

Zoom Information:

Meeting ID: 672 468 5877

Passcode: 50124

Dial in: 312 626 6799

AGENDA

1. Roll Call
2. Motion to approve the minutes from the November 13, 2023 Planning & Zoning Commission Meeting.
3. Public Comments (5-minutes limit for items not on this agenda)
4. Interview of Applicants
5. Business Items
 - a. Discussion and recommendation of Site Plan for 204 W Railway St., Parcel D, a part of Lot 2, Railroad Subdivision No. 2
 - b. Recommend Approval of Site Plan for 101 Oak Blvd, Lot 1, Lakewood Plat 3, Midland Prairie Veterinary Building Addition
 - c. Appointment of Chairperson for P&Z
 - d. Appointment of Secretary for P&Z
 - e. Recommendation to Council to fill John Murphy's seat on P&Z due to resignation
6. Informational Items for Planning & Zoning Consideration/Input
 - a. Council Action Update
 - i. Site Plan for 400 S Main Ave., Parcel D Lot 6, Plat No. 1 for Huxley Communications was approved by City Council
7. Planning and Zoning Commission Comments
 - a. Next meeting is Monday **February 12, 2024. Please Note Date Change**
8. Adjournment

For more information on this and other agenda items, please call the City Clerk's Office at 515-597-2561 or visit the Clerk's Office, City Administration Building at 515 N. Main Ave. Agendas are available to the public at the City Clerk's Office on Friday 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 November 13, 2023

Chairman Roger Bierbaum called the Zoom meeting to order at 6:05 P.M.

ROLL CALL: Bierbaum, Patterson, Frantz, Murphy, Ebel, Mosher—present.

CITY STAFF PRESENT: Amy Kaplan- Zoning Clerk, Dave Haugland- City Administrator.

CONSULTANTS PRESENT: Forrest Aldrich—City Engineer.

MINUTES APPROVAL: Motion by Patterson, second by Mosher to approve the minutes from the October 16, 2023 meeting. 6 Aye. 0 Nay. MCU.

PUBLIC COMMENTS: None.

BUSINESS ITEMS: *Approval of Site Plan for 400 S Main Ave, Parcel D Lot 6 HDC Plat No. 1, Huxley Communications:* Levi Bappe from Huxley Communications gave a synopsis of the project. They are purchasing $\frac{3}{4}$ of an acre from Bud's Automotive to be used for parking and a cold storage warehouse. Motion by Ebel, second by Frantz to recommend approval of the site plan to City Council. Bierbaum, Patterson, Frantz, Murphy, Ebel, Mosher voted yes. MCU.

Schonhorst entered the meeting at 6:08 PM.

INFORMATIONAL ITEMS FOR PLANNING & ZONING CONSIDERATION/INPUT:

- *Council Action Update:* Haugland gave a re-cap of the action taken at the city council meetings on topics that were discussed at last month's Planning & Zoning meeting.
- *Update from City Engineer, Forrest Aldrich regarding grading permit information:* Aldrich researched the procedures of Urbandale, Waukee, Ankeny and Bondurant. He explained Huxley's current procedure and four options for the Commission to consider. Discussion on these options will happen at a future meeting.

PLANNING AND ZONING COMMISSION COMMENTS:

- Next meeting is Monday December 18, 2023 via Zoom.

ADJOURNMENT: Motion –Schonhorst, second- Patterson to adjourn meeting at 6:54 P.M. 7 ayes, 0 nays. MCU.

Amy Kaplan, Zoning Clerk

Roger Bierbaum, Chairman

Date of Approval

John Murphy
905 Ballard Dr
Huxley, IA 50124

December 13, 2023

David Haugland, Huxley City Administrator
515 North Main Avenue
Huxley, Iowa 50124

To all interested parties:

I am writing to inform you that I will be terminating my position on the Planning and Zoning Commission for the City of Huxley, Iowa as of December 13, 2023, due to my recent election to the Huxley City Council. It has been a real pleasure to serve on the commission and I will miss the discussions with my fellow members.

If you have any questions or concerns, please let me know.

Sincerely,

John Murphy



HUXLEY

HEART OF THE PRAIRIE

CITY OF HUXLEY APPLICATION FOR APPOINTMENT TO BOARDS & COMMISSIONS

The City of Huxley appreciates your interest in serving the community and welcomes your application. Please complete all sections of this application. If you have any questions, please contact City Hall at (515) 597-2561. Additional information may be found on the city web site at www.huxleyiowa.org. The City of Huxley is committed to providing equal opportunity for citizen involvement.

Please indicate those Boards and/or Commissions on which you would be willing to serve by checking below:

☐ Library Board of Trustees
☐ Zoning Board Of Adjustments
☒ Planning & Zoning Commission

☐ Tree Board
☒ Parks and Recreation Board
☒ Huxley Volunteer Fire Department

Name: LAFFOON Tim ALAN Date: 12-1-23
Last First Middle
Address: 511 E 1st St #78 HUXLEY IA 50124
Street City State Zip
Occupation: OPERATIONS MANAGER
Employer's Name & Address: RUAN Transportation

Work Telephone No: 800-678-3210 Hours which you can be reached at this number: _____
Home Telephone No: NA Hours which you can be reached at this number: _____
Cell Phone No. 913-230-0914 Hours which you can be reached at this number: ANYTIME
Email: FIRECHIEF2014@yahoo.com
How long have you resided in Huxley? 2.5 YEARS

Please list any previous Board membership positions (City, Church, School, Professional, etc.) and dates of service:

GARWIN IOWA FIRE DEPT 2002-2011 CHIEF 2008-2011 - MOVED
GARWIN IOWA CITY COUNCIL 2008-2011 RESIGNED MOVED

Please indicate below the reasons why you would like to be appointed to a Board or Commission and any specific skills or experience that you believe support your application:

I LIKE to be INVOLVED in the Community and HELP
WHERE I CAN. HAVE BEEN INVOLVED IN MANY
GROUP COMMITTEES THROUGH WORK and COMMUNITY

Please list two references other than a family member:

Name: DEAN BRITTONHAM Relationship: FRIEND Phone Number: 641-485-9573

Name: BOB FEIL Relationship: FRIEND Phone Number: 641-691-3433

Do you sell to, or are you in any manner a part to, any contract to furnish supplies, material, or labor to the City of Huxley? NO If so, please list dates of employment and positions held.

Have you ever been employed by the City? NO If so, please list dates of employment and

Position(s) held. NA

Do you have relatives working for the City? NO If so, please give name and relationship.

Please send completed application to City Hall at the following address:

Email:
utilities@huxleyiowa.org

Mail:
515 N Main Ave
Huxley Iowa 50124

Mayor Approval: _____

Council Approval Date: _____

Term Start Date: _____ Expiration Date: _____



HUXLEY

— HEART OF THE PRAIRIE —

APPLICATION FOR APPOINTMENT TO BOARDS & COMMISSIONS

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☐ Library Board of Trustees
☐ Zoning Board Of Adjustments
☒ Planning & Zoning Commission

☐ Tree Board
☐ Parks and Recreation Board
☐ Huxley Volunteer Fire Department

Name: Orgler Mike S. Date: 11/17/2023
Last First Middle

Address: 304 N 2ND AVE HUXLEY IA 50124
Street City State Zip

Occupation: CONSTRUCTION CO IT DIRECTOR & PROJECT ESTIMATOR

Employer's Name & Address:

JENSEN BUILDERS LTD
2097 NE 60TH AVE
DES MOINES, IA 50313

Work Telephone No: 515 292 5000 Hours which you can be reached at this number: 8-5 daily

Home Telephone No: none Hours which you can be reached at this number: _____

Cell Phone No. 515 231 2158 Hours which you can be reached at this number: 7-7 daily

Email: mikeorgler@huxcomm.net

How long have you resided in Huxley? since 1991

Please list any previous Board membership positions (City, Church, School, Professional, etc.) and dates of service:

HUXLEY TREE BOARD '94-'02
HUXLEY P/Z '02-'05
HUXLEY CITY COUNCIL 2006
BOY SCOUTS OF AMERICA 2008-NOW - TROOP AND PACK COMMITTEE CHAIRS
BALLARD SCHOOLS FINE ARTS BOOSTER AND CUBMASTER
'16-'18
CONSTRUCTION SOFTWARE USERS GROUP - NATIONAL CONFERES SPEAKER AND PRESENTER '17-NOW

Please indicate below the reasons why you would like to be appointed to a Board or Commission and any specific skills or experience that you believe support your application:

AS A CONSTRUCTION PROJECT ESTIMATOR I HAVE B.D ON OVER 2,000 PROJECTS AND REVIEWED SITE PLANS. IVE ALREADY 20 YEARS AGO SERVED ON P/E COMMISSION AND AM NOT INTERESTED IN BEING INVOLVED IN HUXLEY GROWTH AND THE COMPREHENSIVE PLAN PROCESS. I UNDERSTAND CERTAIN GROWTH IN OUR COMMUNITY BRINGS MUCH NEEDED TAX BASE TO OFFSET THE HIGH RICH/PROPERTY POOR AND THE HIGHEST SCHOOL TAXES IN THE STATE AS A RESULT. MY KNOWLEDGE OF PLANS BROUGHT FORTH CAN BENEFIT THE RECOMMENDATIONS
Please list two references other than a family member: TO THE COUNCIL MEETING COMP PLAN DIRECTIONS

Name: MARY REILLY Relationship: FRIEND Phone Number: 515 460 9510

Name: LISA JONAMAKER Relationship: FRIEND Phone Number: 515 509 4119

Do you sell to, or are you in any manner a part to, any contract to furnish supplies, material, or labor to the City of Huxley? NO If so, please list dates of employment and positions held.

Have you ever been employed by the City? NO If so, please list dates of employment and

Position(s) held. _____

Do you have relatives working for the City? NO If so, please give name and relationship.

I SEE AN OPENING ON JAN 1 2024 ON P/E. OVER 20 YEARS IS ENOUGH TO SERVE ON ONE COMMISSION
Please mail completed application to the office of the City Clerk at the following address:

City of Huxley
515 N. Main Ave.
Huxley, IA 50124
Attn: City Clerk

Mayor Approval: _____

Council Approval Date: _____

Term Start Date: _____ Expiration Date: _____



HUXLEY

CITY OF HUXLEY

APPLICATION FOR APPOINTMENT TO BOARDS & COMMISSIONS

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Please indicate those Boards and/or Commissions on which you would be willing to serve by checking below:

☐ Library Board of Trustees
☐ Zoning Board Of Adjustments
☒ Planning & Zoning Commission

☐ Tree Board
☐ Parks and Recreation Board
☐ Huxley Volunteer Fire Department

Name: Thompson Ryan Blaker Date: 12/7/23
Last First Middle
Address: 106 Porch Light Dr. Huxley IA 50124
Street City State Zip

Occupation: Restaurant Owner - 42 years

Employer's Name & Address: Chick-Fil-A Ames
230 S. Duff Ave Ames, IA 50010

Work Telephone No: 515-232-2599 Hours which you can be reached at this number: 8a-4p

Home Telephone No: — Hours which you can be reached at this number: —

Cell Phone No. 712-253-7555 Hours which you can be reached at this number: 24/7

Email: ryanbthompson@gmail.com

How long have you resided in Huxley? 8 1/2 years - June 2015

Please list any previous Board membership positions (City, Church, School, Professional, etc.) and dates of service:

Ballard Golf & Country Club - 04/19 to present
Ames Cyclone Aquatics Club - youth sports program with
1100 athletes - 07/23 to present

Please indicate below the reasons why you would like to be appointed to a Board or Commission and any specific skills or experience that you believe support your application:

I would like to be on the Board to support & promote future Huxley growth (business & residential). My experience in the business community as an influential leader operating a successful \$10 million business can provide insight to the unique needs of a business owner & property owner. Budget & P&L management. Effective communicator. Ability to strategize for long-term growth.

Name: Dave Mikkelsen Relationship: Peer - BGCC Board Phone Number: 515-979-1314

Name: Gary Ploeger Relationship: Friend Phone Number: 712-263-0801

Do you sell to, or are you in any manner a part to, any contract to furnish supplies, material, or labor to the City of Huxley? No If so, please list dates of employment and positions held.

Have you ever been employed by the City? No If so, please list dates of employment and Position(s) held.

Do you have relatives working for the City? No If so, please give name and relationship.

Please send completed application to City Hall at the following address:

Email:
utilities@huxleyiowa.org

Mail:
515 N Main Ave
Huxley Iowa 50124

Mayor Approval: _____

Council Approval Date: _____

Term Start Date: _____ Expiration Date: _____



VEENSTRA & KIMM INC.

3000 Westown Parkway
West Des Moines, Iowa 50266

515.225.8000 // 800.241.8000
www.v-k.net

December 21, 2023

Dave Haugland
City Administrator
City of Huxley
515 N. Main Ave
Huxley, Iowa 50124

HUXLEY, IOWA
HEINEN OFFICE AND SHOP
SITE PLAN REVIEW

We have reviewed the Heinen Office and Shop site plan located at 204 W. Railroad Street and find it acceptable with the following items that need to be discussed and decided by Planning & Zoning:

1. Provide exterior views to building showing building height and building materials.
2. Discussion with the Planning and Zoning Commission on the desire and need for screening along the north side of the property with existing residential properties across the street.
3. Discussion with Planning & Zoning Commission on the purpose of the gravel parking area and whether or not granular surfacing is acceptable.
4. Discussion with Planning & Zoning Commission on the need for landscaping or screening between the parking lot and the street.

If you have any questions or comments, please contact us at 515-225-8000.

VEENSTRA & KIMM, INC.

Forrest S. Aldrich

FSA:rsb
45229-083

cc: Jeff Peterson, City of Huxley (e-mail)
Keith Vitzthum, City of Huxley (e-mail)
Mat Kahler, City of Huxley (e-mail)
AJ Strumpfer, City of Huxley (e-mail)
Brian Campbell, Campbell Engineering & Surveying (e-mail)

BUILDING RELATIONSHIPS ENGINEERING SOLUTIONS



CITY OF HUXLEY
515-597-2561

REC#: 00164403 9/28/2023 1:35 PM
OPER: AK TERM: 003
REF#: 413547

Site Plan/Landscape Plan Application TRAN: 0.4501 ZONING/ZBA/SITE PLAN
204 WEST RAILWAY
ZONING/ZBA/SITE PLA 100.00CR

Date submitted: 8-28-2023

Board review c

TENDERED: 100.00 CREDIT CARD
APPLIED: 100.00-

CHANGE: 0.00

Property Owner: Dennis Hernin County Parcel Number: _____
Property Address: 204 West Railway
Property zoning: M-1
Legal description: Parcel ("D") P1 Lot 2 Railroad Subdivision

Site plan prepared by: Dennis Hernin
Address: 304 Sycamore Blvd, Huxley, IA 50124
lot surveyed by Campbell Engineering

Site plan review - \$100/reimburse City for any cost (legal and engineering) and \$50 for amendments to the original site plan.

I understand that the City of Huxley requires a site plan prior to issuance of any building permits within any zoning districts except R-1 and R-2. The site plan must include the 36 points as noted on the checklist and it must be presented at least 15 days prior to the Planning and Zoning scheduled meeting. Ten copies are required to be submitted and will be subject to City Engineer review at the expense of the developer. I hereby understand these conditions and agree to comply with all City of Huxley Code requirements.

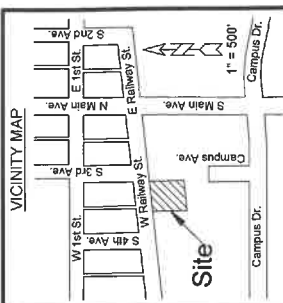
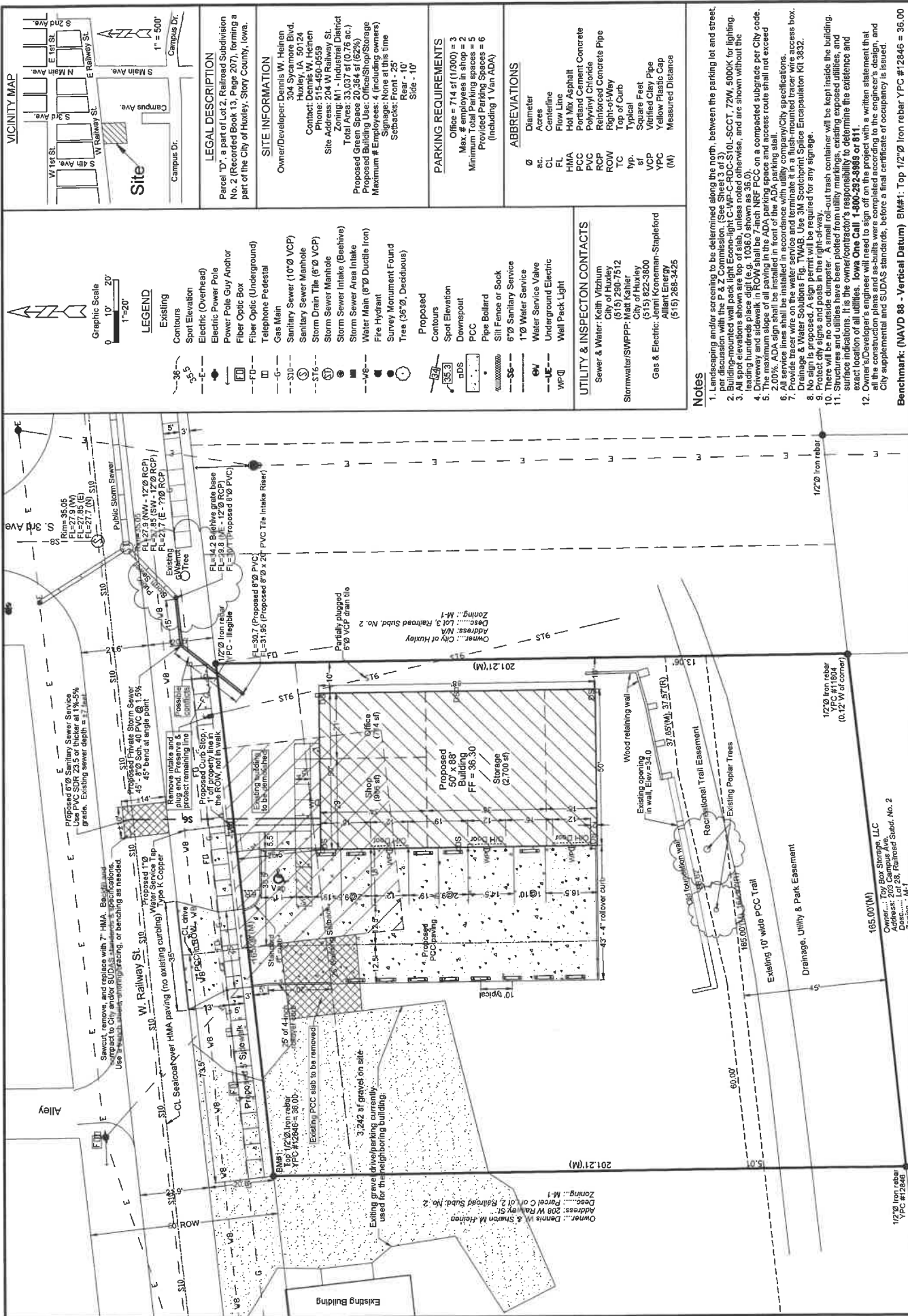
Signed: Dennis W Hernin Date: 8-28-2023

(City use only)

Date of P&Z Meeting: _____ City Council Meeting date: _____
Fee Check Number: _____ Receipt number _____

Decision of the board:

Decision of the council:



LEGAL DESCRIPTION
Parcel "D", a part of Lot 2, Railroad Subdivision No. 2 (Recorded Book 13, Page 207), forming a part of the City of Huxley, Story County, Iowa.

SITE INFORMATION
Owner/Developer: Dennis W. Heinen
304 W. Railway St., Suite 101
Huxley, IA 50124
Contact: Dennis W. Heinen
Phone: 515-450-0559
Site Address: 204 W. Railway St.
Zoning: M1 - Industrial District
Total Area: 35,037 sq ft (0.76 ac.)
Proposed Building: 50' x 88' (4,400 sq ft)
Proposed Parking: 32 Spaces (including 1 Van ADA)
Maximum # Employees: 4 (including owners)
Signage: None at this time
Setbacks: Front - 25'
Rear - 10'
Side - 10'

PARKING REQUIREMENTS
Office = 714 sq ft (1,900) = 3
Max. # employees in shop = 2
Minimum Total Parking spaces = 5
Provided Parking Spaces = 6
(Including 1 Van ADA)

ABBREVIATIONS
Ø Diameter
Ac. Acres
CL Centerline
FL Flow Line
HMA Hot Mix Asphalt
PCC Portland Cement Concrete
PVC Polyvinyl Chloride
RCP Reinforced Concrete Pipe
ROW Right-of-Way
TC Top of Curb
Wp. Typical
Square Foot
VCP Yellow Plastic Cap
YPC Yellow Plastic Cap
(M) Measured Distance

UTILITY & INSPECTION CONTACTS
Sewer & Water: Keith Vitzhum
City of Huxley
1215 W. Railway St., Suite 112
Huxley, IA 50124
Stormwater/SWPPP: Matt Kaller
City of Huxley
(515) 822-3800
Gas & Electric: Jemil Kroneman-Stapleford
Alliant Energy
(515) 268-3425

Notes
1. Landscaping and/or screening to be determined along the north, between the parking lot and street, per discussion with the P & Z Commission. (See Sheet 3 of 3)
2. Building-mounted wall pack light Econo-light C-VPC-RDC-S10L-SCCT, 72W, 5000K for lighting.
3. All spot elevations shown are top of finished grade, unless noted otherwise, and are shown without the building footprint.
4. Driveway and sidewalk in ROW shall be 7-inch NRP PCC on a compacted subgrade per City code.
5. The maximum slope of all paving in the ADA parking space and access route shall not exceed 2.00%. ADA sign shall be installed in front of the ADA parking stall.
6. All service lines shall be installed in accordance with utility company City specifications.
7. All utility lines shall be marked with paint or flags in accordance with the American Society of Civil Engineers (ASCE) Standard 38-11, Standard for the Marking of Utility Lines.
8. No sign is proposed. A sign permit will be required for any signage.
9. Protect city signs and posts in the right-of-way.
10. There will be no outside dumpster. A small roll-out trash container will be kept inside the building.
11. Structures and utilities have been plotted from utility markings, existing exposed utilities, and surface indications. The owner/developer is responsible for verifying the existence and location of all utilities. Call 1-800-232-3889 or 811.
12. Owner/Developer's engineer will need to sign off on the project with a written statement that all the construction plans and as-built were completed according to the engineer's design, and City supplemental and SUDAS standards, before a final certificate of occupancy is issued.
Benchmark: (NAVD 88 - Vertical Datum) BM#1: Top 1/2" Iron rebar YPC #12846 = 36.00

FIELDWORK: BRC/JGC	11/16/2023	PROJECT # DWH2302
DRAWN BY: CGC	11/17/2023	FILE #..... SP2307
CHECKED BY: BRC	11/21/2023	SHEET
REVISED BY: BRC	12/11/2023	SCALE
REVISED BY: BRC	12/20/2023	VERT: 1/3
REVISED BY: BRC	12/20/2023	HORIZ: 1"=20'

SITE PLAN

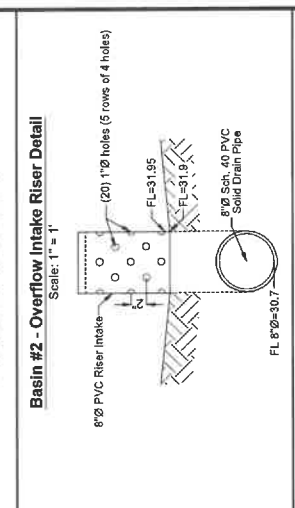
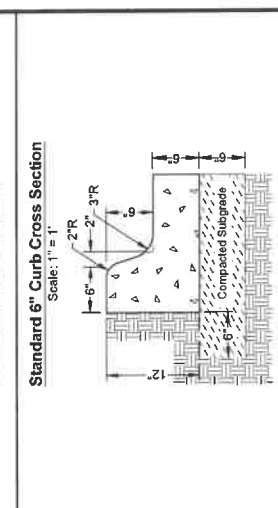
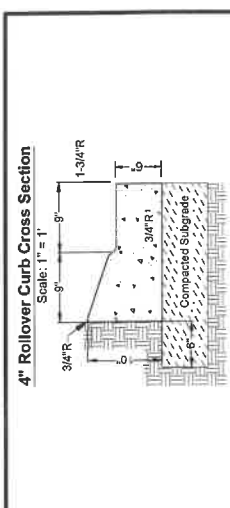
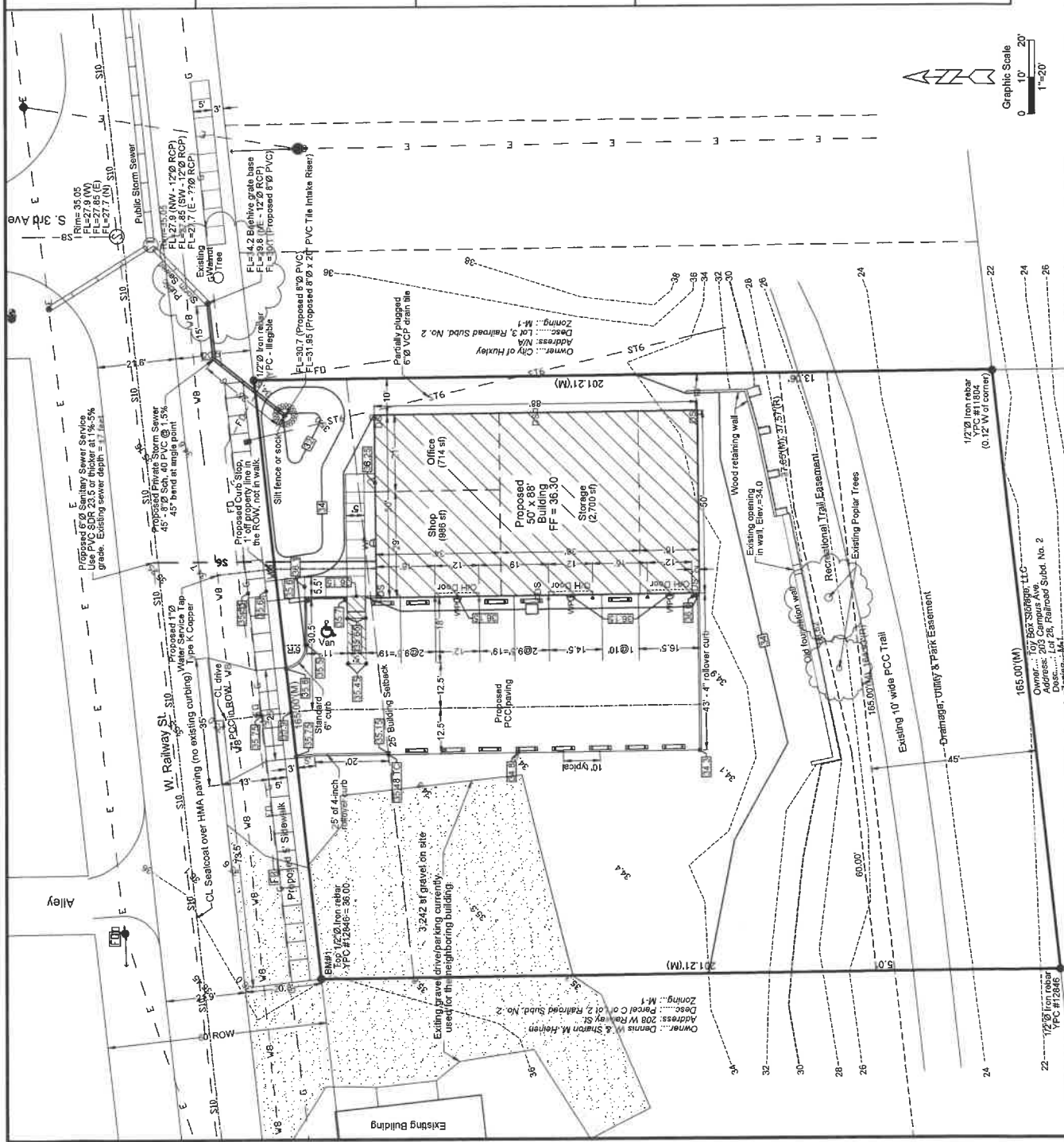
Heinen Office and Shop

204 W. Railway St., Huxley, IA 50124
Parcel "D", a part of Lot 2, Railroad Subdivision No. 2

Campbell Engineering & Surveying
925 E 1st St., Suite 1
Ankeny, Iowa 50021
Phone: (515) 963-4385
E-mail: info@ceslwa.com

Owner: Toy Box Storage, LLC
Address: 204 W. Railway St., Suite 101
Huxley, IA 50124
Zoning: M-1

1/2" Iron rebar YPC #12846
165.00'(M)
Owner: Toy Box Storage, LLC
Address: 204 W. Railway St., Suite 101
Huxley, IA 50124
Zoning: M-1



LEGEND

Existing

	Contours
	Spot Elevation
	Electric (Overhead)
	Electric Power Pole
	Power Pole Guy Anchor
	Fiber Optic Box
	Fiber Optic (Underground)
	Telephone Pedestal
	Gas Main
	Sanitary Sewer (10" or VCP)
	Sanitary Sewer Manhole
	Storm Drain Tile (8" VCP)
	Storm Sewer Manhole
	Storm Sewer Intake (Beehive)
	Storm Sewer Area Intake
	Water Main (8" Double Iron)
	Fire Hydrant
	Survey Monument Found
	Tree (35" or Deciduous)

Proposed

	Contours
	Spot Elevation
	Downspout
	PCC
	Pipe Bolland
	Silt Fence or Stock
	6" Sanitary Service
	1" Water Service
	Water Service Valve
	Underground Electric
	Wall Paint Light

ABBREVIATIONS

	Diameter
CL	Centerline
Flow Line	Flow Line
HMA	Hot Mix Asphalt
PCC	Portland Cement Concrete
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe
ROW	Right-of-Way
TC	Top of Curb
VCP	Vertical Clay Pipe
Yellow Plastic Cap	Yellow Plastic Cap
(M)	Measured Distance

Note: All spot elevations shown are top of slab, unless noted otherwise, and are shown without the leading hundreds place digit (e.g. 1036.0 shown as 36.0).

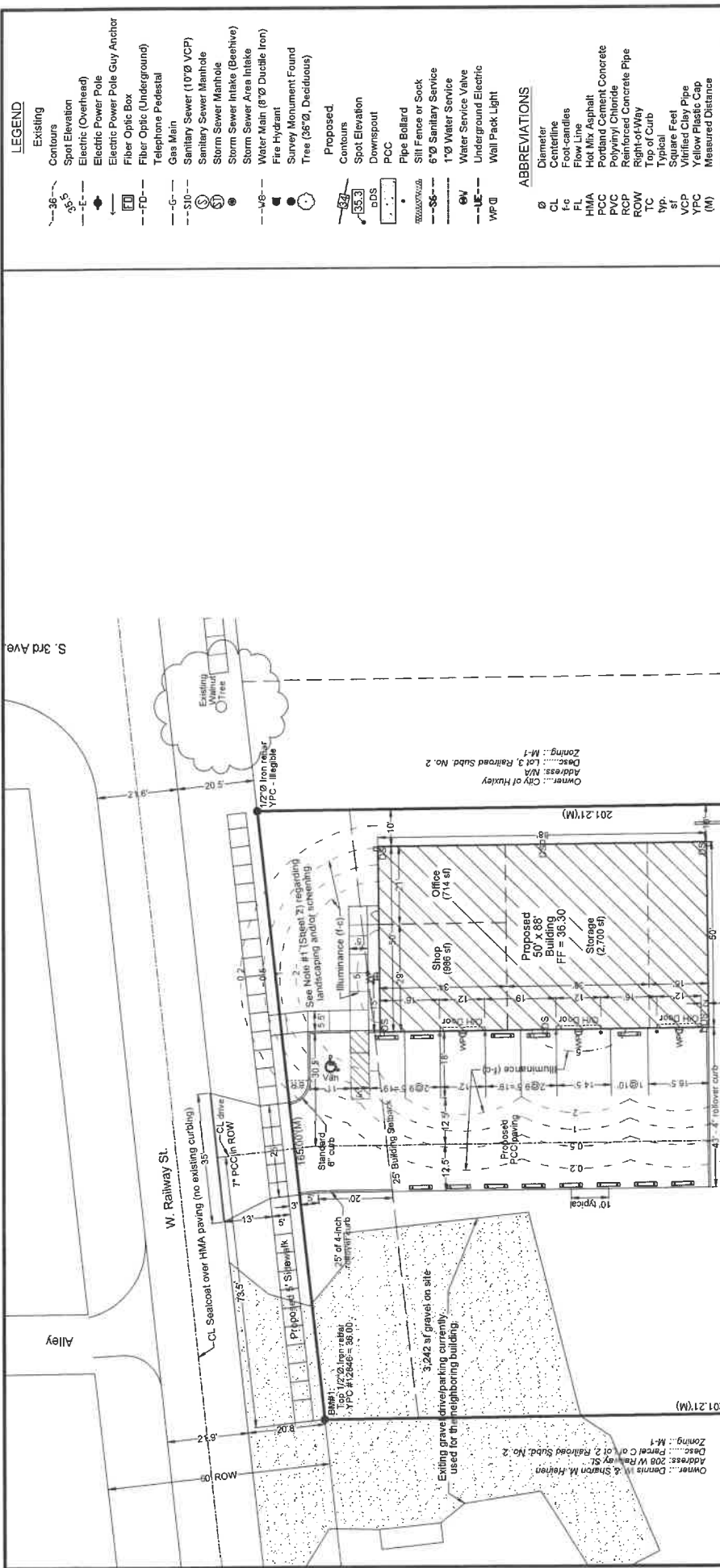
FIELD WORK: BRC/JGC	11/16/2023	PROJECT # DW2302
DRAWN BY: BRC	12/11/2023	FILE #..... SP2307
REVISD BY: BRC	12/20/2023	SHEET
REVISD BY: BRC	12/20/2023	SCALE
REVISD BY: BRC	12/20/2023	VERT: 2
REVISD BY: BRC	12/20/2023	HORIZ: 1"=20'
REVISD BY: BRC	12/20/2023	OF 3

GRADING & DETAILS PLAN
Heinen Office and Shop
204 W Railway St., Huxley, IA 50124
Parcel "D", a part of Lot 2, Railroad Subdivision No. 2

Campbell Engineering & Surveying
925 E 1st St., Suite 1
Ankeny, Iowa 50021
Phone: (515) 963-4385
E-mail: info@ces-owa.com

Benchmark: (NAVD 88 - Vertical Datum)
BM#1: Top 12\"/>

Note: All spot elevations shown are top of slab, unless noted otherwise, and are shown without the leading hundreds place digit (e.g. 1036.0 shown as 36.0).



Graphic Scale
0 10' 20'
1"=20'

Notes

- Landscaping and/or screening to be determined along the north, between the parking lot and street, per discussion with the P & Z Commission. (See Sheet 3 of 3)
- Building-mounted wall pack light Econo-light C-WP-C-RDC-S10L-SCT1, 72W, 5000K for lighting.

LANDSCAPE & LIGHTING PLAN		FIELD WORK: BRC/JGC	11/16/2023	PROJECT # DMH2302
Heinen Office and Shop		DRAWN BY: BRC	12/11/2023	FILE # SP2307
		REVISED BY: BRC	12/20/2023	SHEET
		REVISED BY: BRC		SCALE
		REVISED BY: BRC		VERT: 1"=20'
		REVISED BY: BRC		Of 3

Benchmark: (NAVD 88 - Vertical Datum)
Blm#1: Top 1/2" from rebar YPC #12846 = 35.00

Campbell Engineering & Surveying
925 E 1st St, Suite 1
Arkema, Iowa 50021
Phone: (515) 965-4385
E-mail: info@ces-ia.com

Parcel "D", a part of Lot 2, Railroad Subdivision No. 2
204 W Railway St, Huxley, IA 50124

Owner: Toy Box Storage, LLC
Address: 203 Campbell Ave.
Des Moines, IA 50319
Zoning: M-1

Owner: Dennis & Sharon M. Heinen
Address: 208 W Railway St.
Des Moines, IA 50319
Zoning: M-1

Owner: City of Huxley
Address: N/A
Zoning: M-1

Owner: City of Huxley
Address: N/A
Zoning: M-1

Owner: City of Huxley
Address: N/A
Zoning: M-1

Owner: City of Huxley
Address: N/A
Zoning: M-1

Owner: City of Huxley
Address: N/A
Zoning: M-1



VEENSTRA & KIMM INC.

3000 Westown Parkway
West Des Moines, Iowa 50266

515.225.8000 // 800.241.8000
www.v-k.net

January 9, 2024

Dave Haugland
City Administrator
City of Huxley
515 N. Main Ave
Huxley, Iowa 50124

HUXLEY, IOWA
MIDLAND PRAIRIE VETERINARY
BUILDING ADDITION
REVISED SITE PLAN REVIEW

We have reviewed the Midland Prairie Veterinary Building Addition revised site plan located at 101 Oak and find it acceptable.

If you have any questions or comments, please contact us at 515-225-8000.

VEENSTRA & KIMM, INC.

Forrest S. Aldrich

FSA:rsb
45229-085

cc: Brent Culp, Snyder & Associates (e-mail)
Jeff Peterson, City of Huxley (e-mail)
Keith Vitzthum, City of Huxley (e-mail)
Mat Kahler, City of Huxley (e-mail)
AJ Strumpfer, City of Huxley (e-mail)



HUXLEY
- HEART OF THE PRAIRIE

Site Plan/Landscape Plan Application

Date submitted: 12/15/2023

Board review date: 01/15/2024

Property Owner: Johns Veterinary Services, LLC County Parcel Number: 13-23-295-200
Property Address: 101 Oak Blvd
Property zoning: C-2 General Commercial
Legal description: Lot 1, Lakewood Plat 3

Site plan prepared by: Snyder & Associates, Inc.
Address: 2727 SW Snyder Blvd., Ankeny, IA 50023

Site plan review - \$100/reimburse City for any cost (legal and engineering) and \$50 for amendments to the original site plan.

I understand that the City of Huxley requires a site plan prior to issuance of any building permits within any zoning districts except R-1 and R-2. The site plan must include the 36 points as noted on the checklist and it must be presented at least 15 days prior to the Planning and Zoning scheduled meeting. Ten copies are required to be submitted and will be subject to City Engineer review at the expense of the developer. I hereby understand these conditions and agree to comply with all City of Huxley Code requirements.

Signed: [Signature]

Date: 12-4-23

(City use only)

City Council Member

Receipt number

CITY OF HUXLEY
515-597-2561

REC#: 00166487 12/26/2023 4:52 PM
OPER: AK TERM: 003
REF#: 131096

TRAN: 0.4501 ZONING/ZBA/SITE PLAN
101 OAK BLVD--SITE PLAN FEE
ZONING/ZBA/SITE PLA 50.00CR

TENDERED: 50.00 CHECK
APPLIED: 50.00-

CHANGE: 0.00

CITY OF HUXLEY
515-597-2561

REC#: 00166465 12/21/2023 9:41 AM
OPER: AK TERM: 003
REF#: 131048

TRAN: 0.4501 ZONING/ZBA/SITE PLAN
101 OAK BLVD--SITE PLAN FEE
ZONING/ZBA/SITE PLA 50.00CR

TENDERED: 50.00 CHECK
APPLIED: 50.00-

CHANGE: 0.00

PERMIT SET

A200

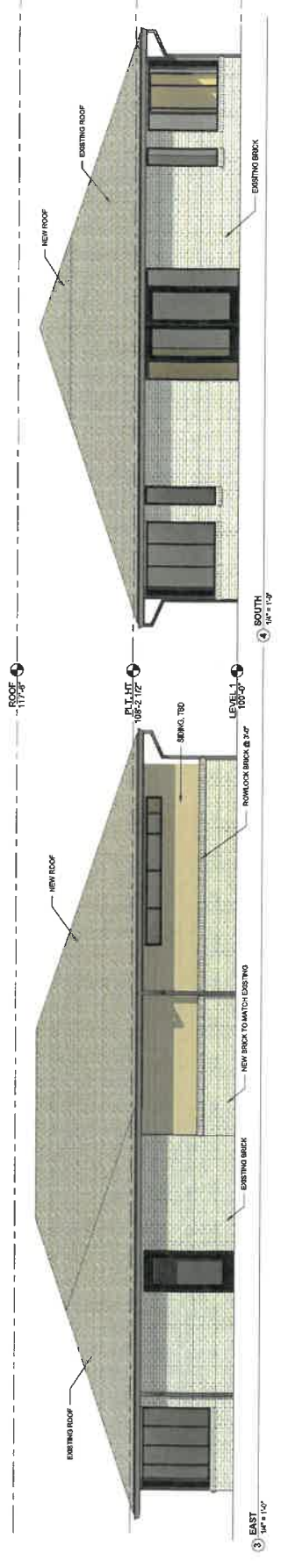
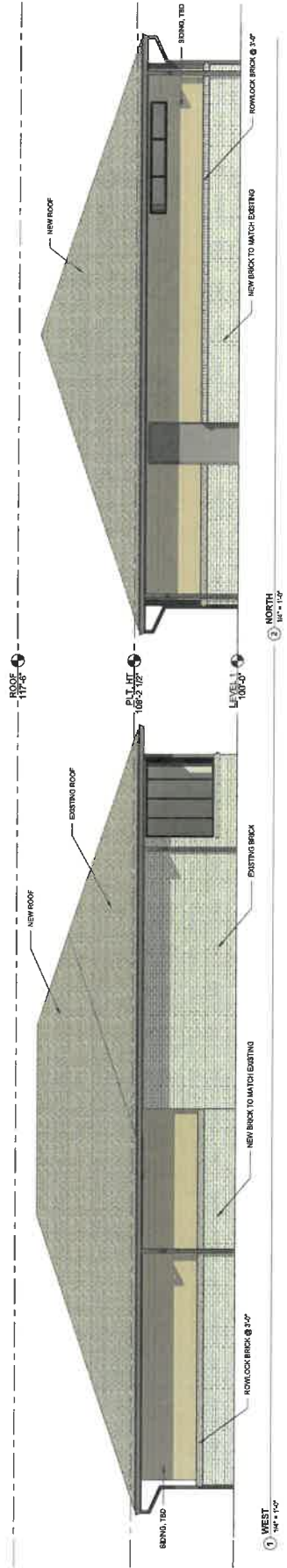
EXTERIOR ELEVATIONS

PROJECT:
 MIDLAND PRAIRIE VET CLINIC
 ADDITION & REMODEL
 101 OAK BLVD, HUXLEY, IOWA 50124

DATE: 11/10/23
 DRAWN BY: MT
 CHECKED BY: MC
 REVISIONS:

23-150

ELEVATION GENERAL NOTES
 ARCHITECTURAL 300 - 9" x 30" KEY XXXXX
 1. ALL DIMENSIONS SHALL BE TO FACE UNLESS NOTED OTHERWISE.
 2. DOOR AND WINDOW SCHEDULES FOR MORE INFORMATION.
 3. SEE ELEVATIONS FOR FINISHES AND MATERIALS.
 4. SEE ELEVATIONS FOR FINISHES AND MATERIALS.
 5. SEE ELEVATIONS FOR FINISHES AND MATERIALS.
 6. SEE ELEVATIONS FOR FINISHES AND MATERIALS.
 7. SEE ELEVATIONS FOR FINISHES AND MATERIALS.
 8. SEE ELEVATIONS FOR FINISHES AND MATERIALS.
 9. SEE ELEVATIONS FOR FINISHES AND MATERIALS.
 10. SEE ELEVATIONS FOR FINISHES AND MATERIALS.



SITE PLAN
FOR
MIDLAND PRAIRIE VETERINARY
BUILDING ADDITION
101 OAK BOULEVARD
CITY OF HUXLEY, STORY COUNTY, IOWA

OWNER
JOHN VETERINARY SERVICES, LLC
101 OAK BOULEVARD
PO BOX 101
HUXLEY, IOWA 50223
515-248-2355

APPLICANT/CONTRACTOR
Snyder & Associates, Inc.
2777 SW Snyder Blvd
Huxley, Iowa 50223
515-248-2355

ENGINEER
SNYDER & ASSOCIATES, INC.
2777 SW SNYDER BLVD
HUXLEY, IOWA 50223
515-248-2355



VICINITY MAP

SCALE: 1" = 40'



INDEX OF SHEETS
C100 TITLE SHEET
C101 PROJECT INFORMATION
C200 DEMOLITION PLAN
C300 DIMENSION AND UTILITY PLAN
C400 GRADING AND EROSION CONTROL PLAN
C500 PLANTING PLAN

I hereby certify that the project of this plan has been prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Iowa.	
State: I.A.	Title: P.E.
License Number:	PI 1607
Project or sheets covered by this seal:	C500
License Expires: June 30, 2025	

I hereby certify that this plan has been prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Iowa.	
State: I.A.	Title: P.E.
License Number:	PI 1607
Project or sheets covered by this seal:	C100-C500
License Expires: June 30, 2025	



SNYDER & ASSOCIATES

Project No: 123.0729.01
Sheet: C100

1	DATE	BY	REVISION
1	12-15-2023	CD	12-15-2023
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98	12-15-2023	CD	12-15-2023
99	12-15-2023	CD	12-15-2023
100	12-15-2023	CD	12-15-2023

MIDLAND PRAIRIE VETERINARY BUILDING ADDITION
HUXLEY, IOWA
TITLE SHEET
SNYDER & ASSOCIATES, INC.
2777 SW SNYDER BLVD
HUXLEY, IOWA 50223
515-248-2355 | www.snyder-associates.com

Project No: 123.0729.01
Sheet: C100
Title: MIDLAND PRAIRIE VETERINARY BUILDING ADDITION
Scale: 1" = 40'
Date: 12-15-2023
By: CD
Check: CD
Title: TITNHRM-85
Sheet: C100

DEMOLITION PLAN

HUXLEY, IOWA

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

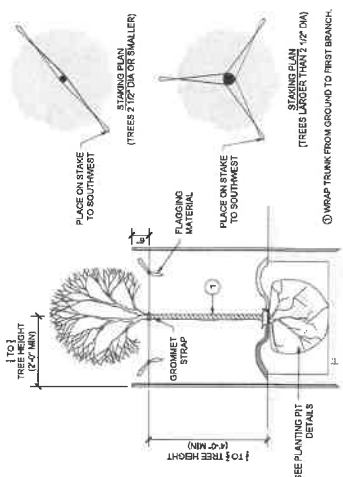
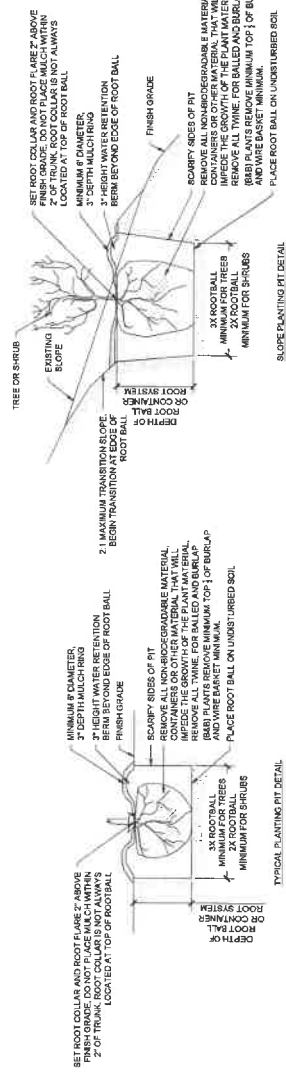
Project No: 123.0729.01	Sheet C200
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1	REVISED PER CITY COMMENTS	1-2-24	AMS
	REVISION	DATE	BY
Engineer: CDD	Checked By: BKC	Scale: 1" = 20'	
Technician: AMS	Date: 12-15-2023	TAS: TTN-RW-SS	



PLANTING LEGEND

NOTE: CONTRACTOR TO VERIFY FINAL PLANT QUANTITIES PRIOR TO BIDDING. SHOULD THERE BE ANY DISCREPANCIES, PLANT QUANTITIES SHALL OVERTRUE SCHEDULE QUANTITIES.



DECIDUOUS TREES STAKING DETAIL

PLANTING PIT DETAILS



January 8, 2024

Ms. Amy Kaplan
Utilities / Zoning Clerk
City of Huxley
515 N. Main Avenue
Huxley, Iowa 50124

RE: SITE PLAN RESUBMITTAL
MIDLAND PRAIRIE VETERINARY SERVICES BUILDING ADDITION
101 OAK BOULEVARD
HUXLEY, IOWA
S&A Project No. 123.0729.01

Dear Amy:

As requested in your Tech Review Comments dated January 5, 2024, this letter indicates how each comment is being. Included with the submittal are 5 full size copies of the revised Site Plan and 2 half size copies of the revised Site Plan. A PDF of the revised Site Plan will be emailed.

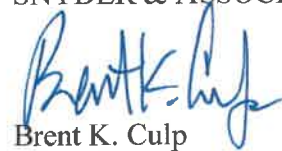
- | | |
|-----------|---|
| Comment 1 | Label contacts for inspections and utilities as follows:
Water and Sewer, Keith Vitzthum, City of Huxley, 515-290-7512
Gas and Electric, Jeremy Rasmussen, Alliant Energy, 515-230-3755
Stormwater and SWPPP, Mat Kahler, City of Huxley, 515-822-3800
<i>The Contact information was updated as requested.</i> |
| Comment 2 | Sheet C101, Note 2, add City of Huxley Supplemental Specifications.
<i>Note 2 was updated to include the City Supplemental Specifications.</i> |
| Comment 3 | Sheet C101, Note 5, delete Des Moines Water Works and Polk County and replace with City of Huxley Public Works.
<i>Note 5 was updated as requested.</i> |
| Comment 4 | Sheet C101, Note 16, remove Polk County and add Alliant Energy, Huxley Communication, INS, and Unite Services.
<i>Note 16 was updated as requested.</i> |
| Comment 5 | Developer's/Owner's engineer will need to sign off on the project with a written statement that all the construction plans and as-builts were completed to the engineer's design, and City supplemental and SUDAS standards before a final C.O. is issued.
<i>This was added as note #19 on Sheet C101.</i> |
| Comment 6 | Sidewalks need to be established through the driveways and they need to be a minimum of 7-inches thick.
<i>Pavement was removed and replaced to establish the sidewalks through the driveways. Following additional conversation with Staff, the driveway approaches were completely removed and replaced due to the poor pavement condition and the concern for safety.</i> |

- Comment 7 Sheet C300, Note 5, add "B. Protect curb stop and verify curb stop is working properly before placing pavement".
The requested note was added.
- Comment 8 Sheet C300, Note 4, add "D. Notify and have approval by the City the sewer connection prior to backfill".
The requested note was added.
- Comment 9 Provide and install a water service backflow preventer in the building.
A note was added for a water service backflow preventer.
- Comment 10 Provide the percentage of greenspace that will remain once the property is developed.
The existing and proposed greenspace area calculations were added to Sheet C101.
- Comment 11 Provide for landscaping or screening between the parking lot and the street.
Some of the previously proposed plant material was moved to provide screening between the parking lot and the street.
- Comment 12 Show the location of the trash receptacle on the plans and the screening details for the trash receptacle.
As per Note 18 on Sheet C101, no exterior dumpster is provided on this site. Per the applicant, because of the nature of some of the waste material it is maintained inside the building and is hauled off by a service provider. Any household type waste is brought home by one of the Staff and added to their household garbage.

Please keep us informed of the review and approval process timeline and let me know if you have any questions or require further information. Thank you.

Sincerely,

SNYDER & ASSOCIATES, INC.



Brent K. Culp

Enclosure

cc: Austin Rogers, Rogers Enterprises, Inc (enclosure emailed)
Forrest Aldrich, P.E., Veenstra & Kimm, Inc. (enclosure emailed)
File (electronic)