



HUXLEY  
HEART OF THE PRAIRIE

# Planning and Zoning Commission Minutes

Monday April 24, 2017  
Huxley Safe Room—3C's Building  
7:30 P.M.

## 1.0) CALL TO ORDER AND ROLL CALL:

Chairman Roger Bierbaum called the P&Z Meeting to order at 7:30 PM. P&Z members present:

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

Guests present: Mark DeYoung, Bella Homes  
Chris Gardner, Bella Homes  
Steve Domino, Bella Homes  
Bob Gibson, CDA Engineering for Bella Homes  
David Jensen, Huxley City Council

Citizens present: Bob Shearer, Darold Primmer, Sharon Nelson, Andrew Allen, Hollie Allen, Cindy Hildebrand,  
David Wombacher, Mark Ryen Anderson, Scott Anderson, Karen Anderson, Chad Anderson,  
Stephen Jones, Kathy Jones, Joyce Hornstein, Ivan Kinnen, Avis Stensland, Kathy Lee, Charles Lee,  
Seldon Spencer.

Staff present: John Haldeman, Zoning Administrator  
Amy Kaplan, Planning & Zoning

Consultants present: Jim Nervig, City Attorney  
Forest Aldrich, City Engineer

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

2.1) **April 17, 2017 REGULAR MEETING** - Motion by Mosher and seconded by Easter to approve minutes. Roll was taken. 4 AYE. 0 NAY

## COMMISSION AGENDA ITEMS:

### 3.0) PUBLIC HEARING:

3.1) **Open hearing on ground being requested to be annexed known as Iron Bridge:** Motion by Patterson and seconded by Mosher to open the hearing at 7:32 P.M. 4 AYE. 0 NAY. Questions and discussion took place. Motion by Mosher and seconded by Patterson to close the public hearing at 8:00 P.M. 4 AYE. 0 NAY.

3.2) **Open hearing on the rezoning of the ground being requested to be annexed known as Iron Bridge and mending land use map, from A-1 and to PUD.** Motion by Patterson to open the hearing at 8:01 P.M. and seconded by Easter. 4 AYE. 0 NAY. Questions and discussion took place. Motion by Easter to close the public hearing at 8:16 P.M. and seconded by Mosher. 4 AYE. 0 NAY.

**4.0) DISCUSSION AND POSSIBLE ACTION:**

- 4.1) Discussion and possible action on annexation of ground known as Iron Bridge:** Motion by Mosher, seconded by Easter. 4 AYE. 0 NAY.
- 4.2) Discussion and possible action on rezoning and amending land use:** Motion by Easter to recommend to City Council the approval of the rezoning of Iron Bridge development as a PUD as provided in the document provided at the Planning and Zoning Meeting on April 24, 2017 indicating lots 1-17 zoned as R1 and outlots X & Y zoned as A-1; and that the development meet requirements stipulated in the preliminary plat action. Seconded by Patterson. 4 AYE. 0 NAY.
- 4.3) Discussion and possible action on preliminary plat for the Iron Bridge development:** Motion by Easter, and seconded by Patterson for a favorable recommendation to City Council for approval of the preliminary plat with the following conditions:
- Easement for a future trail along the creek as shown in the “comprehensive plan” for the City needs to be added to the plat.
  - Assessment protest waiver for the Iron Bridge development in the event 550<sup>th</sup> is required to be constructed with curb and gutter in the future, adjacent to and within the Subdivision, applied to all lots within the Iron Bridge Subdivision.
  - Assessment protest waiver for the extension of a water main along 550<sup>th</sup> to the east line of outlot X, applied to all lots within the Iron Bridge Subdivision.
  - Assessment protest waiver for the installation of a sanitary sewer collection system for the Iron Bridge Subdivision, adjacent to and within the Subdivision, applied to all lots within the Iron Bridge Subdivision.
  - Assessment protest waiver for the installation of sidewalk for Iron Bridge Subdivision, adjacent to and within the Subdivision, applied to all lots within the Iron Bridge Subdivision.


4 AYE. 0 NAY.

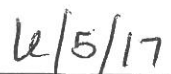
- 4.4) Discussion and possible action on lighting plan for Duane Jensen and Prairie Ridge Plat 1:** Motion by Patterson and seconded by Mosher to waive photometric lighting plan and accept the proposed lighting plan. 3 AYE. 1 NAY by Easter.

**5.0) COMMENTS AND UPDATES:** The City will begin uploading approved minutes separately from the packets.

**6.0) ADJOURNMENT –** Motion by Mosher to adjourn, seconded by Patterson. 4 AYE. 0 NAY. Meeting adjourned at 9:32 P.M.

  
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Amy Kaplan, Planning & Zoning

  
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Roger Bierbaum, Chairman

  
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Date of Approval