

MONDAY \*\* JANUARY 29, 2018 \*\* CITY HALL \*\* 7:00 P.M.

### HUXLEY CITY COUNCIL CHAMBERS

### A SESSION OF THE CITY OF HUXLEY'S PLANNING AND ZONING COMMISSION

PUBLIC NOTICE IS HEREBY GIVEN THAT THE <u>PLANNING AND ZONING COMMISSION</u> OF THE CITY OF HUXLEY, IOWA, WILL MEET IN THE HUXLEY CITY COUNCIL CHAMBERS, 515 NORTH MAIN AVE., HUXLEY, IOWA, <u>AT 7:00 P.M. ON MONDAY THE 13TH DAY OF NOVEMBER, 2017</u> TO CONSIDER THE MATTERS ENUMERATED IN THE AGENDA BELOW:

1.0) ROLL CALL

### **COMMISSION AGENDA ITEMS:**

- 2.0) MOTION TO APPROVE THE MINUTES FROM THE FOLLOWING MEETINGS:
  - 2.1) November 13, 2017 Meeting
- 3.0) PUBLIC HEARING: NONE
- 4.0) DISCUSSION AND RECOMMENATION ITEMS:
  - 4.1) DISCUSSION AND POSSIBLE RECOMMENDATION ON SITE PLAN FOR VILLAS @ 315 ON EAST FIRST STREET.
    - PRESENTATION
    - DISCUSSION
    - RECOMMENDATION
  - 4.2) DISCUSSION AND POSSIBLE RECOMMENDATION ON SITE PLAN FOR LOT 3, HUXLEY INDUSTRIAL PARK.
    - PRESENTATION
    - DISCUSSION
    - RECOMMENDATION
- 5.0) MISCELLANEOUS
- 6.0) COMMENTS AND UPDATES
- 7.0) ADJOURNMENT

THIS NOTICE IS HEREBY GIVEN AT LEAST 24 HOURS PRIOR TO THE COMMENCEMENT OF THE MEETING SPECIFIED ABOVE. THIS WAS DONE BY ADVISING THE NEWS MEDIA WHO HAVE FILED A REQUEST FOR NOTICE AND BY POSTING THE NOTICE ON THE FRONT WINDOW IN THE LOBBY AREA IN CITY HALL THAT IS ACCESSIBLE TO THE PUBLIC. THIS WAS ALL PURSUANT TO CHAPTER 21 OF THE CODE OF IOWA.

John Haldeman, City Administrator/Zoning Administrator

01/26:2018 5:46 PM

Page 1

### ENNING AND ZONIN





### FOR **JANUARY 29, 2018**

Calendar of Upcoming Meetings of Interest;

FEBRUARY 13, 2018 ... HUXLEY CITY COUNCIL MEETING 6:00 P.M.

FEBRUARY 19, 2018 ..... CITY HOLIDAY – PRESIDENTS DAY
FEBRUARY 27, 2018 ..... HUXLEY CITY COUNCIL MEETING 6:00 P.M.

### **COMMISSION ITEMS:**

- Minutes from the November 13, 2017 P&Z meeting are in your packet. 2.1)
- 3.0) Public Hearing; NONE
- 4.0)**DISCUSSION AND POSSIBLE ACTION** 
  - DISCUSSION AND POSSIBLE RECOMMENDATION ON SITE PLAN FOR VILLAS @ 315 ON EAST FIRST STREET.
    - PRESENTATION
    - DISCUSSION
    - RECOMMENDATION
  - DISCUSSION AND POSSIBLE RECOMMENDATION ON SITE PLAN FOR 4.2) LOT 3, HUXLEY INDUSTRIAL PARK.
    - PRESENTATION
    - DISCUSSION
    - RECOMMENDATION

Enclosed with these agenda items are the review letters. Also, there are reduced versions of the site plans attached. I am putting larger copies at the Council table where you sit that you can stop in and look at prior to the meeting.

The Villas is a different development. We touched on this development once or twice as it was making its way to the meeting. We will be discussing private or public ownership of water service.

If Roger or Gordy want to be part of the meeting we can hook you up.

- 5.0) Miscellaneous
- 6.0) Comments/Adjournment



### Planning and Zoning Commission Minutes

Monday October 2, 2017 Huxley Council Chambers 7:00 P.M.

1.0)	CALL	TO	ORDER	AND	ROLL	CALL:

ger Bierbaum called the P&Z M Roger Bierbaum	Ø		101
Roger Dierbaum	A	Larry Wilson	<b>1</b> 21
Cheryl Patterson	$\overline{\mathbf{v}}$	Mark Johnson	☑ arrived at 7:03 PM
Mike Schonhorst		Nate Easter	$\square$
Gordon Mosher	$   \overline{\mathbf{v}} $		

Staff present: John Haldeman, Zoning Administrator Amy Kaplan, Zoning Clerk

Consultants present: Jim Nervig, City Attorney Jeremy Enano, City Engineer

Guests present: Ben Jensen, Jim Elliott, Brent Culp, Mindy Bryngelson, Mack Mattke, Luke Wall,
Don Van Houweling, Rob Crawford, Dan Novelli

### **COMMISSION AGENDA ITEMS:**

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

2.1) JULY 12, 2017 REGULAR MEETING - Motion by Easter and seconded by Wilson to approve minutes. Roll was taken. 5 AYE. 0 NAY

7:03 PM Mark Johnson entered the meeting.

- 3.0) PUBLIC HEARING: NONE
- 4.0) DISCUSSION AND RECOMMENDATION ITEMS:
  - 4.1) DISCUSSION AND POSSIBLE RECOMMENDATION ON SITE PLAN FOR INNOVATIVE TECHNOLOGY AT 1545 BLUE SKY BOULEVARD. Discussion took place regarding the size of the structure and number of parking spaces. All comments by the City's review had been addressed. Motion by Mosher and seconded by Patterson to recommend approval of this site plan to City Council. 6 AYE 0 NAY.
  - 4.2) DISCUSSION AND POSSIBLE RECOMMENDATION ON SITE PLAN FOR CONTINENTAL MANUFACTURING CHEMIST (CMC) AT 1502 BLUE SKY BOULEVARD. Discussion took place regarding the number of parking spaces and the evaluation of waste coming from this site. All comments by the City's review had been addressed. Motion by Patterson and seconded by Wilson to recommend approval of this site plan to City Council and to acknowledge that the board has looked at the number of parking spaces based on the number of employees. 6 AYE 0 NAY.

- 4.3) DISCUSSION AND POSSIBLE RECOMMENDATION ON APPROVING AMENDMENT TO THE BULK REGULATIONS FOR LOT 53 IN PRAIRIE RIDGE PLAT 1 PUD. Discussion took place regarding the reason for the change from one lot to six postage stamp lots. All comments by the City's review had been addressed. Void under building to be addressed and tested. Motion by Mosher and seconded by Johnson to recommend approval of this site plan to City Council.. 6 AYE 0 NAY.
- 4.4) DISCUSSION AND POSSIBLE RECOMMENDATION FINAL PLAT FOR BLUE SKY COMMONS. Discussion took place regarding if the lots can be adjusted to suit. It was asked about the wind generators and why they had not continued. It was pointed out that solar panels have passed wind generators as the preferable alternative energy source. The company that previously made wind generators no longer does. Motion by Easter and seconded by Patterson to recommend approval of this site plan to City Council as long as the items indicated by the attorney have been met and the letter of credit or bond is satisfied. 6 AYE 0 NAY.
- 4.5) DISCUSSION AND POSSIBLE RECOMMENDATION FOR ORDINANCE AMENDING THE C-1 NEIGHBORHOOD COMMERCIAL DISTRICT REGULATIONS OF SECTION 165.27 OF THE MUNICIPAL CODE OF THE CITY OF HUXLEY, IOWA, AND THE M-1 INDUSTRIAL DISTRICT REGULATIONS OF SECTION 165.30 OF THE MUNICIPAL CODE OF THE CITY OF HUXLEY, IOWA, TO AUTHORIZE SALE OR DISPLAY OF FIREWORKS AS A PERMITTED USE IN C-1, C-2, C-3 AND M-1 DISTRICTS. Discussion took place regarding the definition of "display". Motion by Wilson to table the action to the next meeting to allow legal counsel to update the language. Seconded by Patterson. 6 AYE 0 NAY.
- 4.6) DISCUSSION AND POSSIBLE RECOMMENDATION ON ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF HUXLEY, IOWA, BY AMENDING THE ZONING ORDINANCE TO ADD NEW SECTION 165.47 PROVIDING REGULATIONS FOR SOLAR ENERGY SYSTEMS. Discussion took place regarding the future of solar energy and the impact to the neighbors of a home that has an 18-foot accessory structure. Motion by Wilson and seconded by Johnson to send the amended ordinance to council with the corrections as provided by John. 5 AYE (Bierbaum, Patterson, Wilson, Mosher, Johnson). 1 NAY (Easter).

### 5.0) MISCELLANEOUS

5.1) RESIDENTIAL SUBDIVISION. Dan Novelli with Kading came and spoke to the board about a condominium complex concept that is in the works on some land on the east side of New Horizons. Condos would be 1,008 square feet consisting of three-bedrooms, one bath and in-unit laundry.

### 6.0) COMMENTS AND UPDATES

- No updates on Kreg Tool
- Grading is in progress at Iron Bridge
- Another unit is being built at Bella Vista
- Water main has been installed at Iron Bridge
- Northview development is almost full
- Steve Quick is beginning phase 3 of his development

- Dickson Jensen is holding onto some land north of Centennial
- City of Huxley is waiting on lab results from CMC regarding what CMC would discharge into the wastewater system. Based on the results the City will determine if CMC will have a pretreatment requirement.

7.0)	ADJOURNMENT - Motion by Wilson to adjourn	at 8:40 PM, seconded by Easter.	6 AYE. 0 NAY
	Amy Kaplaud Amy Kaplan, Zoning Clerk		
	Mike Schonhorst, Acting Chairman	Date of Approval	



### Planning and Zoning Commission Minutes

Monday November 13, 2017 Huxley Council Chambers 8:00 P.M.

### 1.0) CALL TO ORDER AND ROLL CALL:

Acting	Chairman	Mike	Schonhorst	called	the	P&Z	Meeting	to,	order	at 8:00	PM.	P&Z	members	present
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Roger Bierbaum	$\square$	Larry Wilson	
Cheryl Patterson		Joe Scott, new me	mber 🗹
Mike Schonhorst	$\square$	Nate Easter	
Gordon Mosher			

Staff present: John Haldeman, Zoning Administrator

Consultants present: None

Guests present: Chris Gardner, Steve Domino

### **COMMISSION AGENDA ITEMS:**

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

- 2.1) OCTOBER 2, 2017 MEETING Motion by Nate Easter and seconded by Cheryl Patterson to approve minutes. Motion Carried Unanimously.
- 3.0) PUBLIC HEARING: NONE

### 4.0) DISCUSSION AND RECOMMENDATION ITEMS:

### 4.1) DISCUSSION AND POSSIBLE RECOMMENDATION ON THE CREATION OF THE IRON BRIDGE URBAN RENEWAL AREA.

Mike Schonhorst opened discussion regarding the creation of an Urban Renewal Area for the Iron Bridge Development. John Haldeman explained to the Commission the purpose of the Urban Renewal Area. He explained that TIF (Tax Increment Financing) was going to be used to assist with the Iron Bridge Development which necessitated the creation of this Urban Renewal Area.

Discussion took place as to what the TIF funds were going to be used for. John explained that is was going to be used to have defray some of the cost of 550<sup>th</sup> and the public infrastructure for the Iron Bridge Development.

Discussion then took place with regard to the role that the Commission has in this process. The Commission was to review the plan to see if it complied with the State Code and also how compatible it was with the City's Comprehensive Plan. John mention the email that he received from Larry Wilson. Larry was opposed to the creation of the District because he felt it did not meet the spirit of the Urban Renewal Law. His objection was noted and discussed. There has been changes to Chapter 403 since its conception and also another Chapter (Chapter 15A) was added to the Code.

It was concluded that the Urban Renewal Plan for Iron Bridge was in compliance and was compatible with the City of Huxley Comprehensive Plan.

With no further discussion, Cheryl Patterson moved to send this action to Council with a favorable recommendation. This was seconded by Joe Scott.. Roll call was taken and all present voted aye.

John Haldeman brought the Commission up to date on events happening in Huxley.

5.0)	ADJOURNMENT – Motion by Bierbau: unanimously.	m to adjourn at 8:32 PM, seconded by Easter.	Motion carried
	Amy Kaplan, Zoning Clerk	-	
	Mike Schonhorst, Acting Chairman	Date of App	proval



### VEENSTRA & KIMM, INC.

3000 Westown Parkway • West Des Moines, Iowa 50266-1320 515-225-8000 • 515-225-7848 (FAX) • 800-241-8000 (WATS)

January 26, 2018

Scott Renaud Fox Engineering Associates, Inc. 1601 Golden Aspen Drive Suite 103 Ames, Iowa 50010

HUXLEY, IOWA HUXLEY INDUSTRIAL PARK LOT 3 SITE PLAN REVIEW

We have reviewed the revised site plan for Lot 3 of the Huxley Industrial Park and offer the following comments:

- PEX is not allowed for the water service pipe material. The water service must be copper.
- 2. Please provide more information on the existing water main configuration on the west side of Main Avenue. The description given in the response does not match the layout shown on Sheet C1.2. There is a valve between the hydrant and the street that is not shown on the site plan. The City's preference is to have the water service connect into the main on the east side of Main Avenue. However, the City will consider the service connection on the west side of Main Avenue if more information is provided on the layout of the mains on the west side of Main Avenue.
- 3. The driveway approach needs to be tied into the street pavement as shown on the driveway detail on Sheet G3.1. This will require the removal of the street curb and gutter and not just the removal of the curb. The note on Sheet C1.1 should be changed to "CUT CURB AND GUTTER AS REQUIRED".
- 4. The pre-development existing curve number (CN) of 89 is too conservative. Based on the NRCS soil map contained in the Stormwater Management Plan the weighted pre-development CN number is 1.7% [(78+89)/2] + 55.7% [(85+89)/2] + 30.8% (78) + 11.8% [(85+89)/2] = 84. Please use this value for the Stormwater Management Plan.

West Des Moines, IA . Coralville, IA . Mason City, IA . Sioux City, IA . Rock Island, IL . Springfield, IL . Liberty, MO

- 5. The Stormwater Management Plan calls out for a 10-inch inlet with an invert of 1049.00. This needs to be corrected on the detail on Sheet G3.1.
- Provide spot elevations on the emergency overflow route from the detention basin to the street. Verify the stormwater will flow to the street and not onto the adjacent property to the north.
- 7. The stormwater detention basin needs to have a bottom slope of at least 1.5% or a concrete pave channel provided. See SUDAS Design Manual Section 2G-1 Par. F.1.b. The Pond Report in the Stormwater Management Plan will need to be adjusted accordingly.
- 8. Please verify the pond volume available. A rough scaled calculation of the detention basin volume does not show the volume equally 1,467 cf.

in addition to the above comments, please look into the following considerations:

- 1. Consider installing a ramp at the east sidewalk entrance to the parking lot.
- Consider how gas and electric will be provided to the building. We are not aware that these services are available to this site.

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

VEENSTRA & KIMM, INC.

Forrest S. Aldrich

FSA:dml 45229-024

John Haldeman, City of Huxley (e-mail)
 Jeff Peterson, City of Huxley (e-mail)
 Grant Tjernagel, Pro Commercial (e-mail)

### INDUSTRIAL PARK EY

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Applicant/Owner/Boilder
Per Commercial, ILLE
104 Campus Drive, Buite 202
Hudey, IA 90124

PRELIMINARY DATA:

Local Description Lot 3 of Hundey Development Corporation Plat 3

Dally trips o BD vehicles per day Paek Hour × 10 vehilas per hour (AN/PN) % Trucks = 20%

Plan Preparation
FOX Enjanearing Associates, Inc.
414 Broth 17th Street, Suite 107
Amer, 1A 50010
contact Sout Rereud, P.E.
ph (SLS) 223-0000
fox (318) 239-0103

M-1 Industrial 1.011 Acres

FOX ENGINEER:
FOX ENGINEERING
414 SOUTH 17TH STREET; SUITE 107
AMES, JOWA 50010
PHONE: (515) 233-0000
FAX: (515) 233-0103

## EXISTING CIVIL LEGEND

Commence

BHILDING

HUXLEY, IOWA

LOT 3, HUXLEY INDUSTRIAL PARK

**405 SOUTH MAIN AVENUE** 

PLANS OF PROPOSED IMPROVEMENTS FOR

	_			_		_			
02.1	01.3	0.2	0.1	64.1	63.1	G2.2	61.1	No.	
LANDSCAPE PLAN	GRADING PLAN	DIMENSION PLAN	EXISTING CONDITIONS & REMOVALS PLAN	STORMWATER POLLUTION PREVENTION PLAN	TYPICAL DETAILS	GENERAL NOTES	COVER SHEET	Description	INDEX OF SHEETS
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	LANDSCAPE PLAN	GRADING PLAN	DIMENSION PLAN	EXISTING CONDITIONS & REMOVALS PLAN	STORMWATER POLLUTION PREVENTION PLAN	TYPICAL DETAILS	GENERAL NOTES	COVER SHEET	Description	ANDEX OF SHEETS
	-		-		_				L1	_



engineering

PROJECT SIOWA SIOWA 1-800-292-8989 (III) HUXLEY



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

LOCATION MAP

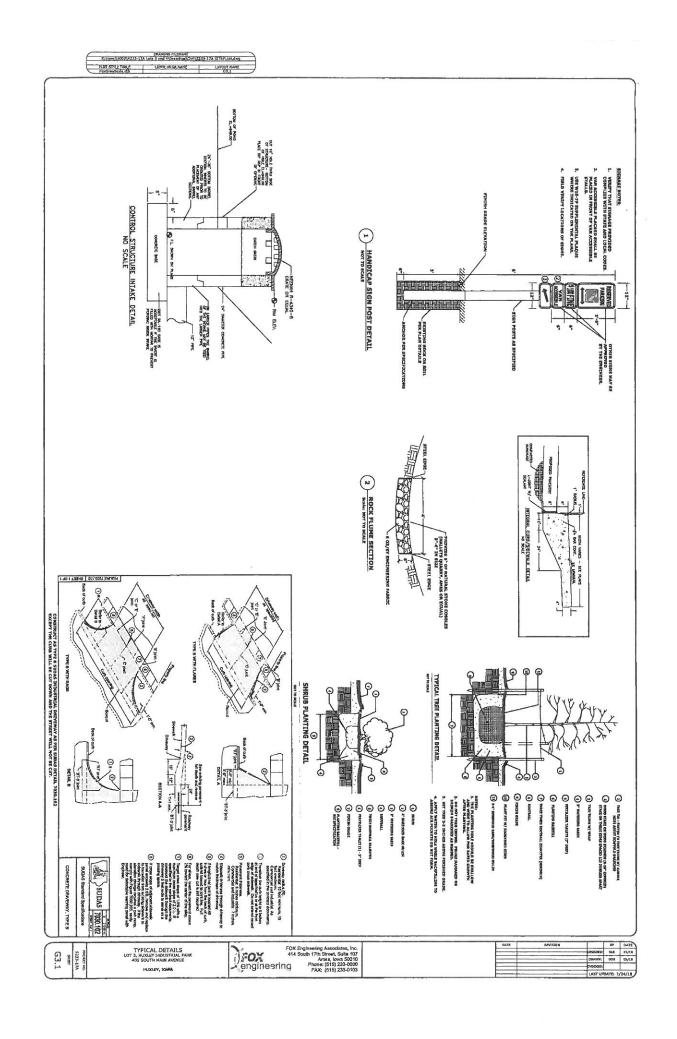
NOT TO SCALE

G1.1 ALT-EEZS

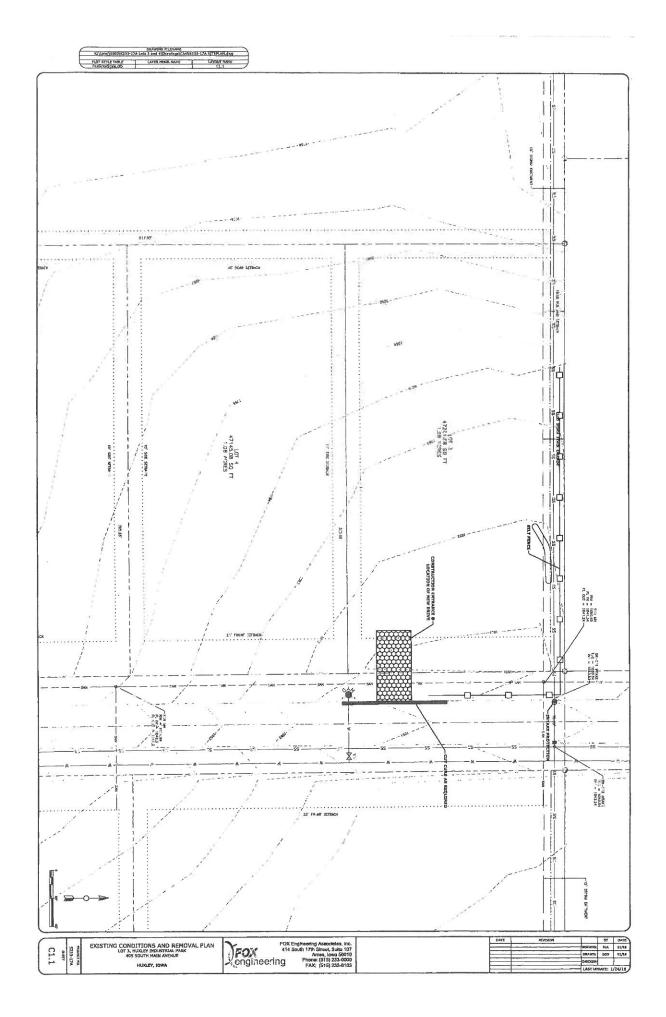
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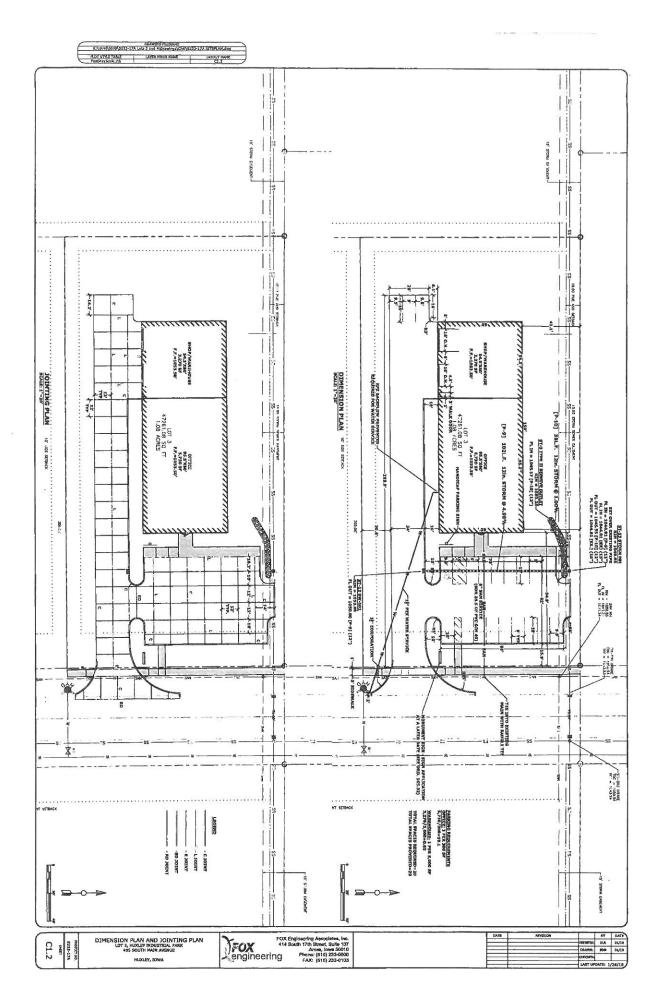
COVER SHEET LOT 3, HUXLEY INDUSTRIAL PARK 405 SOUTH MAIN AVENUE HUXLEY, TOWA

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(P) Non-Storm Weat Distributes  The includes substribute drafts (i.e. brodischell and standard suddrafts), dewatstrips scholles, stope drafts, bridge and drafts, discharges from the significa and villes, the hydrat floating,	TON PLAN	



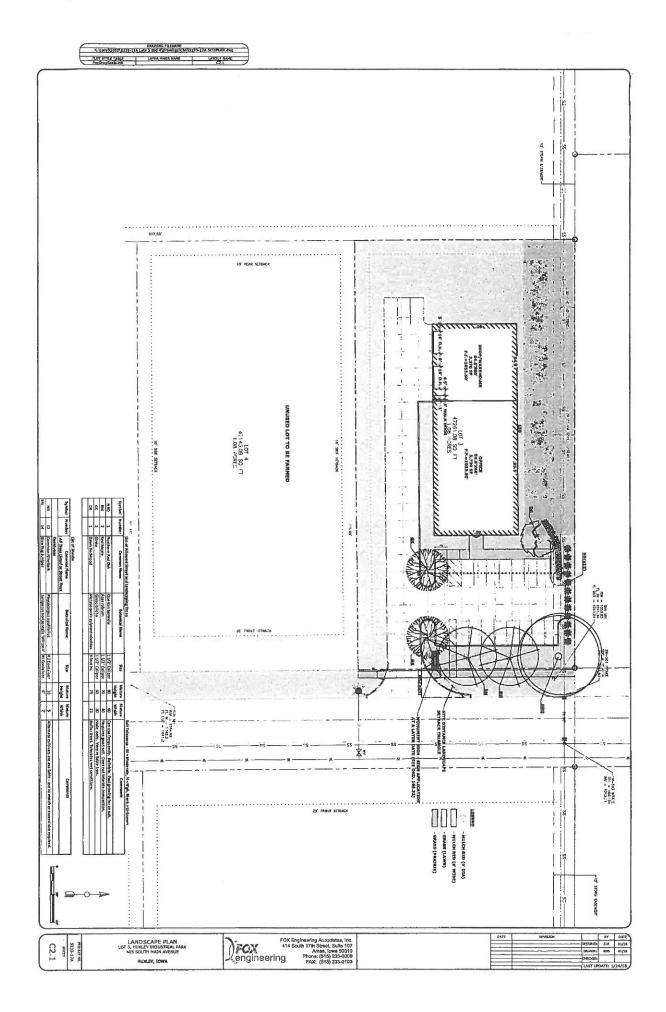


CHAMING TRUCKANS

KINGGEOGRAFIE DIA LOGO 3 and GEFTOMASS (2005) 233-17A SITEFLAN JANG
FULT STYLE TAKUA.

KINGGEOGRAFIA DA LANGH NINGA NAMC LANGH KAME
FULT STYLE TAKUA.

CLIS (FEOT) 10' SIDE SETS... RH = 1050.AS FL H = 1441.34 FL H = 1641.24 MAN - 1041791 100 - 1000 24 DENCRED SLR SI/IS
DRAYN: BUB SI/IS
CHECKEN GRADING PLAN LOT 3, HUXLEY INDUSTRUAL PARK 405 SOUTH MAIN AVENUE FOX 414 933-17A 945F C1.3





### VEENSTRA & KIMM, INC.

3000 Westown Parkway • West Des Moines, Iowa 50266-1320 515-225-8000 • 515-225-7848 (FAX) • 800-241-8000 (WATS)

January 26, 2018

John Haldeman City Administrator City of Huxley 515 N. Main Avenue Huxley, Iowa 50124

HUXLEY, IOWA VILLAS @ 315 SITE PLAN

We have reviewed the revised site plan for the Villas @ 315 and find it acceptable with the following items that need to be considered by Planning & Zoning and the City Council:

- (166.10.4) All water mains, including hydrants and hydrant leads, within the
  development are proposed to be public water mains. This does not include water
  services. Water services from the main to the residence will be private. Easements
  are to be shown on the final plat for the water mains. Easement documents will be
  prepared and submitted to the City and will stipulate the following:
  - The City will be responsible for the maintenance and repair of the water mains and hydrants.
  - The developer will be responsible for all replacement work beyond the water main including subgrade compaction and pavement replacement.

All other utilities within the development will be private including all sanitary and storm sewers. There needs to be a discussion on whether or not the City wants the water mains within the development to be public or private.

There are good arguments for this both ways. The private argument is there is precedence for this arrangement such as the mobile home park just to the west and the City does not have the expense of future maintenance costs. The public argument is that for better water quality it would be best to have the system looped (mobile home park has just one connection, Kading proposing three connections) and the City then has control over repairs to make sure the water supply is kept safe.

West Des Moines, IA . Coralville, IA . Mason City, IA . Sioux City, IA . Rock Island, IL . Springfield, IL . Liberty, MO

- The developer is proposing to install a 10-foot wide trail on the east side of Deerwood Drive in lieu of a 5-foot wide sidewalk on the west side of Deerwood Drive. There are existing trees along the west property line next to the mobile home park that will make the installation of a sidewalk difficult in this area if the trees are to be protected.
- If a trail is installed on the east side of Deerwood Drive then there needs to be a discussion on how the trail is connected to the Heart of Iowa Trail spur located just to the west of the southwest corner of the site.
- 4. The north end of Deerwood Drive connects differently than what is shown on the preliminary plat for Meadow Lane to the north. Possible changes to the Meadow Lane Preliminary Plat need to be discussed and determined.
- 5. The storm sewer outlet at the northeast corner of the mobile home park and the storm sewer outlet from the north detention basin for the development will impact the preliminary plat for Meadow Lane. Possible changes to the Meadow Lane Preliminary Plat need to be discussed and determined.
- Subdivision Ordinance 165.05.44 requires parking spaces to be not less than 200 square feet. The proposed parking stalls are 9 feet by 18 feet or 162 square feet. A decision needs to be made on a variance for the smaller parking spaces.
- 7. A traffic study needs to be provided and evaluated.
- 8. A lighting plan needs to be provided and evaluated.
- 9. Construction plans for Deerwood Drive need to be provided.
- 10. Subdivision Ordinance 165.24.4.C. requires a minimum 26-foot wide pavement for the interior private streets. Twenty-two foot (22-foot) wide streets are being proposed meeting Subdivision Ordinance 165.33.4 for private access drives. A determination needs to be made on the width of the interior pavement.
- 11. Subdivision Ordinance 166.21.7 states that lots shall not have access onto an arterial street unless unavoidable. E. First Street is an arterial street. The site plan shows an access onto E. First Street in the southeast corner of the site. This access would be across from the existing east daycare driveway. A decision needs to be made on a variance for this access point.

John Haldeman January 26, 2018 Page 3

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

VEENSTRA & KIMM, INC.

Forrest S. Aldrich

FSA:dml 45229-023

cc: Mark Lee, Lee Chamberlin Engineers (e-mail) Jeff Peterson, City of Huxley (e-mail) Dan Novelli, Kading Properties (e-mail)

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### PLANS FOR

## Pt. OUTLOT "W" MEADOW LANE EAST PLAT 2 VILLAS @ 315

# HUXLEY, STORY COUNTY, IOWA

SITE PLAN IMPROVEMENTS

## PROJECT NO. 17024

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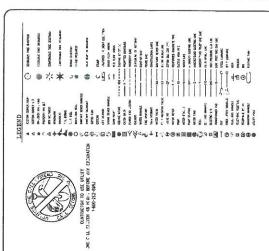
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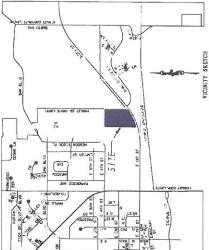


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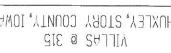








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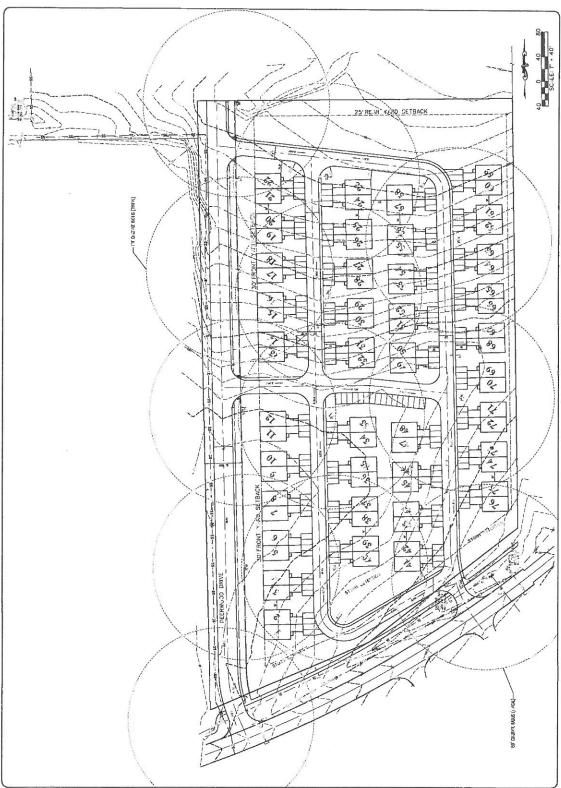


### HUXLEY, STORY COUNTY, IOWA VILLAS @ 315









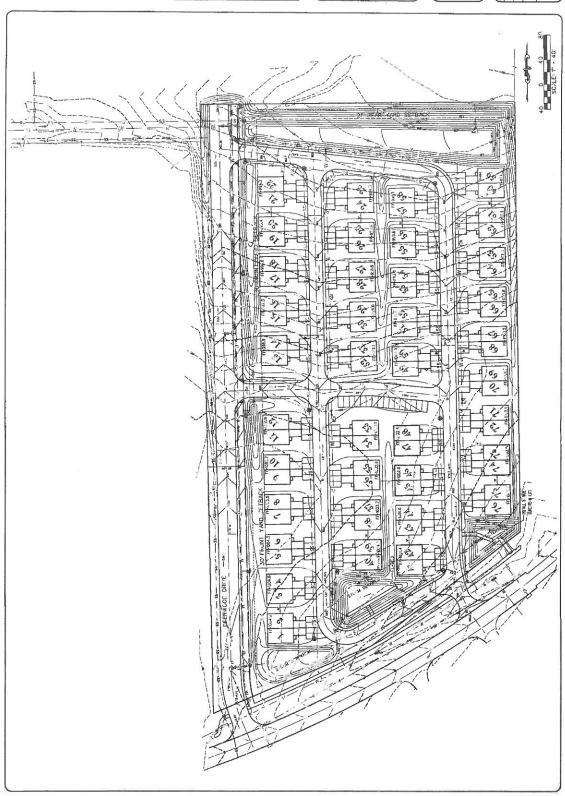


### HUXLEY, STORY € 315 VILLAS € 315











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### HUXLEY, STORY COUNTY, IOWA VILLAS @ 315







