



HUXLEY
— HEART OF THE PRAIRIE —

PLANNING & ZONING COMMISSION MEETING
Monday April 15, 2023
City Council Chambers—515 N Main Ave
6:00 PM

AGENDA

1. Roll Call
2. Motion to approve the minutes from the March 18, 2024 Planning & Zoning Commission Meeting
3. Public Comments (5-minutes limit for items not on this agenda)
4. Business Items
 - a. Approval of Amendment to Huxley City Code Sections 165.28 and 165.30 to prohibit trailer and/or truck washes
5. Informational Items for Planning & Zoning Consideration/Input
 - a. Council Action Update
 - i. Preliminary Plat for Westview Heights Plat 4 - Approved
6. Planning and Zoning Commission Comments
 - a. Next meeting is Monday May 20, 2024
7. 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 Monday March 18, 2024

Chairman Roger Bierbaum called the Zoom meeting to order at 6:00 P.M.

ROLL CALL: Bierbaum, Patterson, Frantz, Ebel, Thompson, Schonhorst—present. Mosher – absent.

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

CONSULTANTS PRESENT: Forrest Aldrich—City Engineer.

MINUTES APPROVAL: Motion by Schonhorst, second by Patterson to approve the minutes from the February 12, 2024 meeting. 6 Aye. 0 Nay. MCU.

PUBLIC COMMENTS: None.

BUSINESS ITEMS:

Approval of Preliminary Plat for Westview Heights Plat 4: Todd Petersen and Erin Ollendike gave a brief description of the plat and indicated that they addressed all items from the previous meeting where the conceptual plan was presented and discussed. Please reference the minutes from the February 12th meeting.

Several residents were in attendance and the Commission heard and acknowledged the following concerns:

- Drainage—all drainage issues should be remedied and the plan to do so should be presented to City Staff for review and then Council for approval.
- Access to the storm intake(s)/cleanout(s) is needed.
- Drainage can be mitigated with roots, grasses etc.
- Concerned the current drainage issue will get worse with this new development.
- An updated traffic study should be conducted.
- Moving the trail location to behind the homes on Ballard Drive could mitigate drainage issues. This should be discussed with all residents on Ballard Drive to make sure they are ok with pedestrians being in their back yards as when they purchased the home, this was not the case.

Motion by Schonhorst, second by Bierbaum to approve the Preliminary Plat for Westview Heights Plat 4 with the following notations:

- Consider moving the trail to the rear of the homes on Ballard Drive to address the drainage issue.
- (City Ordinance 166.20.11) The cul-de-sac on the west side of the development exceeds the maximum length requirement of 500 feet but the Commission is in agreement that City Council should give a waiver.
- (City Ordinance 166.21.1) The residential block length exceeds the maximum requirement of 1,300 feet and the Commission is in agreement that a waiver should be granted to accept what is shown on the plans.
- Lots ninety-nine and one hundred should be required to submit a grading / drainage plan to be approved with their building permit.
- An additional exit onto US Highway 69 across from 310th St should be considered.
- A traffic study should be conducted.

Bierbaum, Patterson, Frantz, Ebel, Thompson, Schonhorst voted yes. MCU.

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.

PLANNING AND ZONING COMMISSION COMMENTS:

- Next meeting is Monday April 15, 2024 in the City Council Chambers.

ADJOURNMENT: Motion by Frantz, second by Ebel to adjourn meeting at 6:57 P.M. 6 ayes, 0 nays. MCU.

Amy Kaplan, Zoning Clerk

Roger Bierbaum, Chairman

Date of Approval



MEMO

To: Mayor, Council, City Administrator, Public Works Director and Asst. Director

Date: April, 5th 2024

With the continue of commercial development here in Huxley, we have been analyzing the possibilities of contaminants and high loadings here at the plant and in the collection system. One of the high possibilities of high loadings and contaminants we have found while talking with other plant operators is truck and trailer washes for semi-trucks.

We have decided to best protect our current infrastructure is to add an ordinance to not allow any truck or trailer washes of any sort. Trailers not only carrying livestock but van trailers carrying other goods when being washes can cause high loadings and high contaminant levels that can be detrimental to plant performance. While we do have ordinances in place to negate high levels and contaminants in our collection system. This ordinance will help us with not having to specify the concentration of sewer a truck wash can send to us through the collection system. While talking with some of these other plant operators we found that while they also have ordinances in place for high loadings, these truck washes promised to meet any pre-treatment agreement but have had little to no chance of meeting the ordinances in place.

We feel the best way to protect the plant and collection system is to add an ordinance that will not allow any truck/trailer on the city sanitary sewer system in new development or in addition to any business currently operating.

Thank you for the consideration,

AJ Strumpher

Wastewater Superintendent

ORDINANCE REVISING HUXLEY CITY CODE SECTIONS 165.28 and 165.30 TO PROHIBIT TRAILER AND/OR TRUCK WASHES

BE IT ENACTED by the City Council of Huxley, Iowa:

SECTION ONE: The Code of Ordinances of the City of Huxley, Chapter 165.28 C-2 District-General Commercial District, shall be and is hereby amended by adopting the underlined language as follows:

165.28 C-2 DISTRICT-GENERAL COMMERCIAL DISTRICT. The C-2 District is intended and designed to provide for general retail and service commercial uses, in an efficient and compact manner. The uses permitted are intended to accommodate both the needs of the resident consumer and the traveling consumer. The C-2 District is subject to the following regulations:

(...)

6. Truck and/or Trailer washes are specifically prohibited within the C-2 District. This prohibition applies to both primary and accessory uses, and includes any business in existence at the adoption of this ordinance.

SECTION TWO: The Code of Ordinances of the City of Huxley, Chapter 165.30 M-1 District-Industrial District, shall be and is hereby amended by adopting the underlined language as follows:

165.30 M-1 DISTRICT-INDUSTRIAL DISTRICT. The M-1 District is intended and designed to provide areas of the City suitable for uses of a light industrial nature. The M-1 District is subject to the following regulations:

(...)

5. Truck and/or Trailer washes are specifically prohibited within the M-1 District. This prohibition applies to both primary and accessory uses, and includes any business in existence at the adoption of this ordinance.

SECTION THREE: Repealer. All ordinances, or parts of ordinances, in conflict with the provisions of this ordinance are hereby repealed.

SECTION FOUR: Severability Clause. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION FIVE: Effective Date. This ordinance shall become effective as of the date of its approval by the City Council of Huxley, Iowa.

Dave Kuhn, Mayor

ATTEST:

Barbara Barrick, City Clerk