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HIAWATHA PLANNING AND ZONING COMMISSION
REGULAR MEETING
September 25, 2017

The Hiawatha Planning and Zoning Commission met on September 25, 2017. Chairperson, Mark Powers called the meeting to order at 5:30 P.M. Members present: Mark Ross, Terry Trimpe, Kenny Jones, Reta Saylor and Tom Wille. Members Absent: Darryl Cheney. Staff present: Building Official, Pat Parsley, City Administrator, Kim Downs, City Engineer, John Bender. Guests in Attendance: Hall and Hall Engineers, Susan Fornash and Steve Scott and Denny Norton.

Board Member, Reta Saylor moved to approve the Agenda. Second by Kenny Jones. Motion carried.

Board Member, Reta Saylor moved to approve the meeting minutes of August 28, 2017. Second by Tom Wille. Motion carried.

Consider Resolution for recommendation to City Council to approve the Final Plat submitted by Hall and Hall for Pecks Landing 1st Addition, Hiawatha, IA.

Pat Parsley addressed the Board. He explained that Lot 3 Auditor's Plat is s designation of a previous plat. Lot 1 Peck's Landing First Addition is the only lot being proposed at this time and lot 1 is part of Lot 3 Auditor's Plat.

Mark Powers asked if the extra lots would disappear once the area is platted. Susan Fornash from Hall & Hall stated that Lot 3 will still exist for Peck's Landing but eventually will go away once all lots are platted.

Mark Powers asked if there was a tenant. Susan Fornash stated she was not sure but the developer is actively seeking tenants.

Kenny Jones asked if all the minor corrections mentioned in Pat's memo have been addressed. Pat Parsley confirmed all items have been addressed.

Terry Trimpe asked about the installation of Peck's Boulevard. Pat Parsley explained that roads inside the plat will be private. Water and sewer lines will be public and maintained by the city. Owner is constructing a portion of private road on this plat. Susan Fornash added that Peck's Boulevard and Peck's Drive will be recorded. The road will be maintained by the owners.

John Bender added that the easement will be recorded with plat. Public sewer and water will be located in the easement and the city needs access. This will be documented and recorded with the plat. The hatched area on the plat map will be future private road.

Kenny Jones inquired if there would be a turn lane added onto 18th Avenue. John Bender stated the City will require turn lane when it is time. Project will included a lighting and signal project at 18th Avenue, a 28E with Cedar Rapids.

Terry Trimpe asked if a concrete road will be built before anyone uses the building on Lot 1? John Bender stated the completion of the construction of the road is up to the developer but it would be to their advantage to get it done in advance because without it there would be only 1 access in and out. Pat Parsley added that Edgewood Road construction will be part of the process and included in the plan of improvements.

Tom Wille moved to recommend to City Council to approve the Final Plat of Peck's Landing 1st Addition. Second by Terry Trimpe.

Roll Call:
AYES: Mark Ross, Kenny Jones, Terry Trimpe, Reta Saylor, Mark Powers, Tom Wille
NAYS: None
ABSENT: Darryl Cheney
Resolution #17-024 Approved

Consider Resolution for recommendation to City Council to approve the Final Plat submitted by Mark Ralston for Dell Ridge 3rd Addition, Hiawatha, IA.

Mark Powers commented that in the engineer's memo, there are a lot of items that need to be addressed and is common and can be forwarded to City Council.

Kenny Jones asked if the lots were in addition to the lots currently located in the subdivision. Pat Parsley confirmed the lots were in addition and added the utilities are not all in yet.

Kenny Jones asked if Edgewood Road was complete in this area. John Bender said Edgewood Road is still under construction.

Kenny Jones asked if the public can access this area. Pat Parsley confirmed other access is available to this subdivision.

Kenny Jones moved to recommend to City Council to approve the Final Plat submitted by Mark Ralston for Dell Ridge 3rd Addition, Hiawatha, IA.

Second by Tom Wille.

Roll Call:
AYES: Terry Trimpe, Reta Saylor, Mark Powers, Tom Wille, Kenny Jones, Mark Ross
NAYS: None
ABSENT: Darryl Cheney
Motion Carried
Resolution #17-025 Approved

Mark Ross motioned to adjourn the meeting at 5:46p.m. Second by Kenny Jones. Motion carried.

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Mark Powers, Chairperson

ATTEST:

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Kelly Kornegor, City Clerk