

AGENDA  
PLANNING & ZONING COMMISSION  
REGULAR MEETING  
Monday, May 20, 2019

HIAWATHA COUNCIL CHAMBERS (101 Emmons Street Upper Floor) – 5:30 P.M.

- A. Call to Order – Roll  
Darryl Cheney\_\_\_ Eric Hoover\_\_\_ Lisa Jepsen\_\_\_ Kenny Jones\_\_\_ Terry Trimpe\_\_\_  
Mark Ross (Vice Chair) \_\_\_ Mark Powers (Chair)\_\_\_
- B. Approval of Agenda
- C. Approval of April 22, 2019 Minutes
- D. Business
  - 1. Consider Resolution for recommendation of approval to City Council to approve the Design Guidelines requirements for the site plan submitted by William Bennett for the property located at 408 North Center Point Road, Hiawatha, Iowa.
- E. Adjourn

**HIAWATHA PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
April 22, 2019**

The Hiawatha Planning and Zoning Commission met on April 22, 2019. Vice Chairperson, Mark Ross called the meeting to order at 5:30 P.M. Members present: Darryl Cheney, Eric Hoover, Lisa Jepsen, Kenny Jones, Terry Trimpe. Members Absent: Chair Mark Powers. Staff present: Community Development Director Patrick Parsley, Assistant Building Official Jim Fisher, City Engineer, John Bender. Guests in Attendance: Mike Esker, Molly Everson, Luke Burt , Mrs. Burt, Chris Sherman.

Board Member, Darryl Cheney moved to approve the agenda. Second by Kenny Jones. Motion carried.

Board Member, Kenny Jones moved to approve the meeting minutes of January 28th, 2019. Second by Eric Hoover. Motion carried.

**Consider Resolution #19-002 for recommendation to City Council to approve the Final Plat submitted by Brain Engineering known as Burt Homes First Addition, Hiawatha, Iowa.**

City Engineer John Bender has reviewed the final plat for the property located west of Edgewood Road and south of Todd Hills Road. The Burt Homes Addition is approximately two (2) acres of the original Pines at Turtle Creek 1<sup>st</sup> Addition. There is one existing house on the property and one barn/shed structure.

Community Development Director Patrick Parsley asked if there were any questions regarding the rezoning. There were questions regarding R3 zoning: The Director stated R3 is a type of single family, and how R1 differs. R1 is less dense than R3.

Final plat is not incorporating any zoning changes.

Board Members Trimpe and Jones had the following questions about lot driveways. It appears Lot 1 already has a drive and plans are showing another drive being added.

Community Development Director Patrick Parsley and City Engineer John Bender said, “ it states the original drive way would be removed and new driveway would be added.”

Board Member Jones asked why driveway couldn't be located on Diamondback Road.

City Engineer John Bender said a driveway off Diamondback Road would be too steep.

There were no further questions from the Board.

Board Member Terry Trimpe moved recommending to the City Council the approval of the Final Plat submitted by Brain Engineering known as Burt Homes First Addition, Hiawatha, Iowa. Second by Kenny Jones.

**AYES:** DARRYL CHENEY, MARK ROSS, LISA JEPSEN, KENNY JONES, TERRY TRIMPE, ERIC HOOVER.

**NAYS:** None

**ABSENT:** MARK POWERS

**Motion Carried.**

**Resolution #19-002 Approved**

**Consider Resolution #19-003 for recommendation to City Council to approve the Final Plat Request submitted by Brain Engineering known as Sherman Square 10<sup>th</sup> Addition, Hiawatha, Iowa.**

This property is located west of Anchor Drive and north a future street "A" noted on the revised preliminary plat approved last year. The connection of Anchor Drive to Tower Terrace Road is completed, along with the new 20-foot access to North Center Point Road. This is basically the widening of the existing access already being used as part of Lot 1 of Sherman Square 6th Addition. This existing driveway is the primary truck access for CCB Packaging.

Community Development Director Patrick Parsley clarified and answered the following:

- preliminary plat recently approved- east and south of CCB Packaging total of four (4) lots, almost five (5). There was a slight change to the lot line; allowing intersection at Tower Terrace Road and Kacena Road.
- Kenny Jones pointed out where Anchor Drive will be in connection to Tower Terrace and Kacena Road. City Engineer, John Bender confirmed road will go all the way from Kacena Road to Tower Terrace.
- 

Lot A right-of-way will be consistent at 60 feet. Street right-of-way piece that goes to North Center Point Road will not go all the way through at this point. There is a small odd strip shown on the plat that will now be added to the final plat of ownership by CCB Packaging currently not apart of Sherman Square 6<sup>th</sup> addition. Part of land owned by CCB. Purpose of this is to access lot 1. Community Development Director, Patrick Parsley and City Engineer, John Bender clarified CCB Packaging over grew lot. Their access is too far south and there is no room to back into agriculture lots. Expanding lots makes it more official.

- Community Development Director, Patrick Parsley stated there would be drainage accommodation as required by state regulations addressing any water way concerns.
- Board Member, Darryl Cheney asked about tenth edition, is it part of the CCB Packaging lot? Community Development Director Patrick Parsley answered Sherman Square 6<sup>th</sup> addition is the CCB Packaging's original plat. Surveyor and engineer have to put all bordering plats. Just dealing with Lot 1 tonight. Dark border is the preliminary 10<sup>th</sup> addition. Anchor drive and south side of street not yet named

Board Member, Darryl Cheney moved recommending to the City Council the approval of the Final Plat submitted by Brain Engineering known as Sherman Square 10<sup>th</sup> Addition, Hiawatha, Iowa. Second by Eric Hoover.

**AYES:** ERIC HOOVER, DARRYL CHENEY, KENNY JONES, TERRY TRIMPE, MARK ROSS, LISA JEPSEN.

**NAYS:** None

**ABSENT:** MARK POWERS

**Motion Carried.**

**Resolution #19-003 Approved**

Darryl Cheney moved to adjourn the meeting at 5:55 P.M. Second by Eric Hoover. Motion Carried.

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Mark Ross, Vice Chairperson

ATTEST:

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Kim Downs, City Administrator

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Tiffany Stinson, Permit Clerk

# City of Hiawatha

## Community Development Department

**Purpose:** Site Plan: Design Guidelines **Date:** 05/13/2019

**To:** Planning and Zoning Commission

**Name of Plan:**

**Address:** 408 North Center Point Road **Zone:** CPR-3

**Number of Lots:** 2 lots with 1 building.

**Reviewed by:** Patrick Parsley, Community Development Director

**Description:** This property is located on the west side of NCPR. This is a CPR-3 zoning district and in the Design Guidelines.

The plan includes the reconstruction of a one story building and associated parking. The access is from two modified existing driveway.

**Report:** The Planning and Zoning concern is with the Design Guideline and CPR-3 standards. This includes building exteriors, the building locations, and the parking areas and access designs along North Center Point Road.

- The building exteriors are to be varied and include masonry on all sides visible from NCPR. Elevations of the visible sides is included in the submittal and indicates compliance to the design guidelines with varied masonry and siding visible from the street.
- The DG requires a 25 foot setback from NCPR for the building. The proposed site plan complies with the setback requirements.
- The DG requires a 25 foot setback for the parking or the installation of a berm with plantings to a height of 3 feet above the curb. The plans comply with the set back requirement.
- The access to the property is from an existing driveway at 408 and a revised driveway opening from the property to the south.

Staff has reviewed the site plan for compliance including exterior lighting, parking requirements, storm water retention and landscaping. A parking agreement will be necessary if the project lots are not combined. The applicant is aware sign plans must be submitted for approval.

**Recommendation:** Community Development supports the Planning and Zoning Commission recommendation for approval of this site plan regarding the Design Guideline specifications at 408 NCPR.

# SUBMITTAL FORM

**PROJECT INFORMATION:**

Project Name: <u>BAR</u>	
Address/Location: <u>408 N. Cfr Pk Rd</u>	
Total Acres: <u>.5 Acres</u>	Zoning: <u>CPR</u>

**OWNER INFORMATION:**

Name: <u>Bill Bennett</u>		
Company Name: <u>Bill Bennett</u>		
Address: <u>506 N. Cfr Pk Rd</u>	City, State & Zip: <u>Hiawatha</u>	
Phone: <u>319-360-1986</u>	Fax:	E-Mail:

**APPLICANT INFORMATION (IF DIFFERENT FROM OWNER):**

Name:		
Company Name:		
Address: <u>Same</u>	City, State & Zip:	
Phone:	Fax:	E-Mail:

**ARCHITECT/ENGINEER INFORMATION:**

Name: <u>BILL KNAPP</u>		
Company Name: <u>Knapp Eng.</u>		
Address: <u>Cedar Rapids</u>	City, State & Zip: <u>Cedar Rapids</u>	
Phone:	Fax:	E-Mail:

**GENERAL CONTRACTOR INFORMATION:**

Name:		
Company Name:		
Address:	City, State & Zip:	
Phone:	Fax:	E-Mail:

**PAID BY:**

Date:	Name:
Address:	Phone:

APPLICANT SIGNATURE: 

DATE: 4/2/19 PHONE # 360-1986

OWNERS SIGNATURE: 

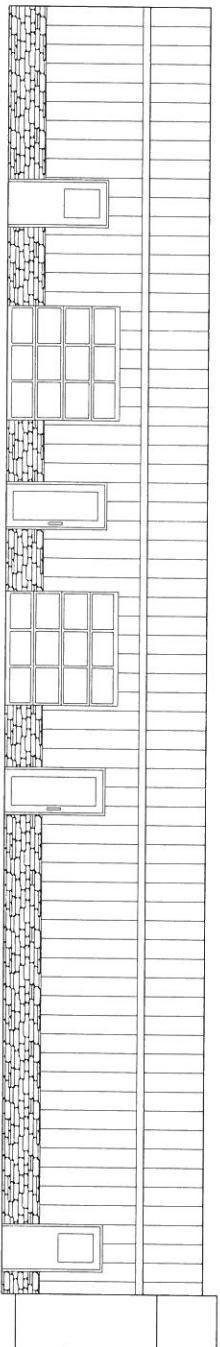
DATE: 4/2/19 PHONE # 360-1986

**2018 IBC ANALYSIS**

Building Data	IBC Section
Scope of Work: Interior remodel of the west 90'-0" of existing building. Existing building is one story, unimpaired with concrete slab on grade. New construction on center with horizontal wood joists and metal wall studs and metal roof trusses at 10'-0" on center with 2x4 wood planks and metal roofing. Building is one story, unimpaired with concrete slab on grade.	
Existing Building: 25' x 230' x 10' High Eave Total Building Area: 5,750 G.S.F. Removal of 15' x 90' Space: 1,350 G.S.F.	303.2 304.1 311.2
Occupancy: A-2 Proposed Tavern and Bar, 2290 GSF Group B Business - Existing Bar/Shop, 1000 GSF Group S-1 Storage - Existing Storage, 2400 GSF	506
Construction Type: V-B Building & not sprinklered.	Table 504.4 Table 504.4 Table 504.2
General Building Height and Area Limitations: Use Group A-2 and Type V-B construction for most restrictive requirements. Allowable Stories Above Grade: 1 story / Actual = 1 story Allowable Building Area: 8,000 G.S.F. NS / Actual = 5,750 G.S.F.	Table 504.4
Need Use and Occupancy: Non-sprinklered building Required separation of A-2 occupancy and S-1 occupancy = 2 hours. Distances to Property Line/Other Building: North: 60 feet to PL; South: 38.5 feet to PL East: 80 feet to PL; West: 83 feet to PL	Table 504.4
Type of Construction: Chapter 6	Table 601
Rated Element Fire Rating: Type V-B 9 Hour for all elements. Exterior Walls Fire Rating: Group A-2: X - 1/2" 1-hour fire resistive rating for exterior walls. 1/2" x 3/4" x 20'-0 hour fire resistive rating for exterior walls.	Table 602
Fire Barrier: Required separation between A-2 and S-1 occupancies: Required fire resistive rating: 2-hour	Table 707.3.10
Occupant Load: See Occupant Load Plan	1004
Occupant Load of Tavern/Bar/Restoration = 89 Number of ESBs Required / Provided: 22 / 22 Elevators: 0 Exit doors must be opened greater than 45 degrees. Distance between exit doors = 32.0 feet	1009.3.2 1007.1.1 Table 1017.2
Life Safety System Requirements:	
Emergency Power to Evacuation: Required at exit doors. Panic and Fire Exit Devices: Required at all exits for Occ. Load > 50.	1008.3 1010.1.10
Exit Signs: Required at each exit door. Exit Access Travel Distance Maximum Occupant Load of space = 89 Maximum Travel Distance = 200 feet without sprinkler system. Actual Maximum Travel Distance = 85 feet < 200 feet	1013.1 1017.1 Table 1017.2
Automatic Sprinkler System Not Required: Fire area < 4,000 sq. ft. and Occ. Load < 100. Fire Extinguishers: (1) 2A extinguisher required. Fire Alarm: Not required for Occ. Load < 100. Smoke Detection Systems: Not required.	901.2.12 Section 906 907.2.1 907.2

**PLUMBING FIXTURE REQUIREMENTS**

Occupancy/Load	Water Closets	Laundry Rooms	Shower/Tubs	Drinking Fountains	Service Sinks
SB	Water closets	Laundry rooms			
Total Required	1 per 40	1 per 75	0	Not required in restaurant providing water free of charge	1
Total Provided	2	2	0		1



# BENNETT'S BAR & GRILL

408 N. CENTER POINT RD  
 HIAWATHA, IOWA 52233

**SHEET INDEX**

- COVER
- A1 - FLOOR PLAN
- A2 - OCCUPANT LOAD PLAN
- A3 - DETAILS

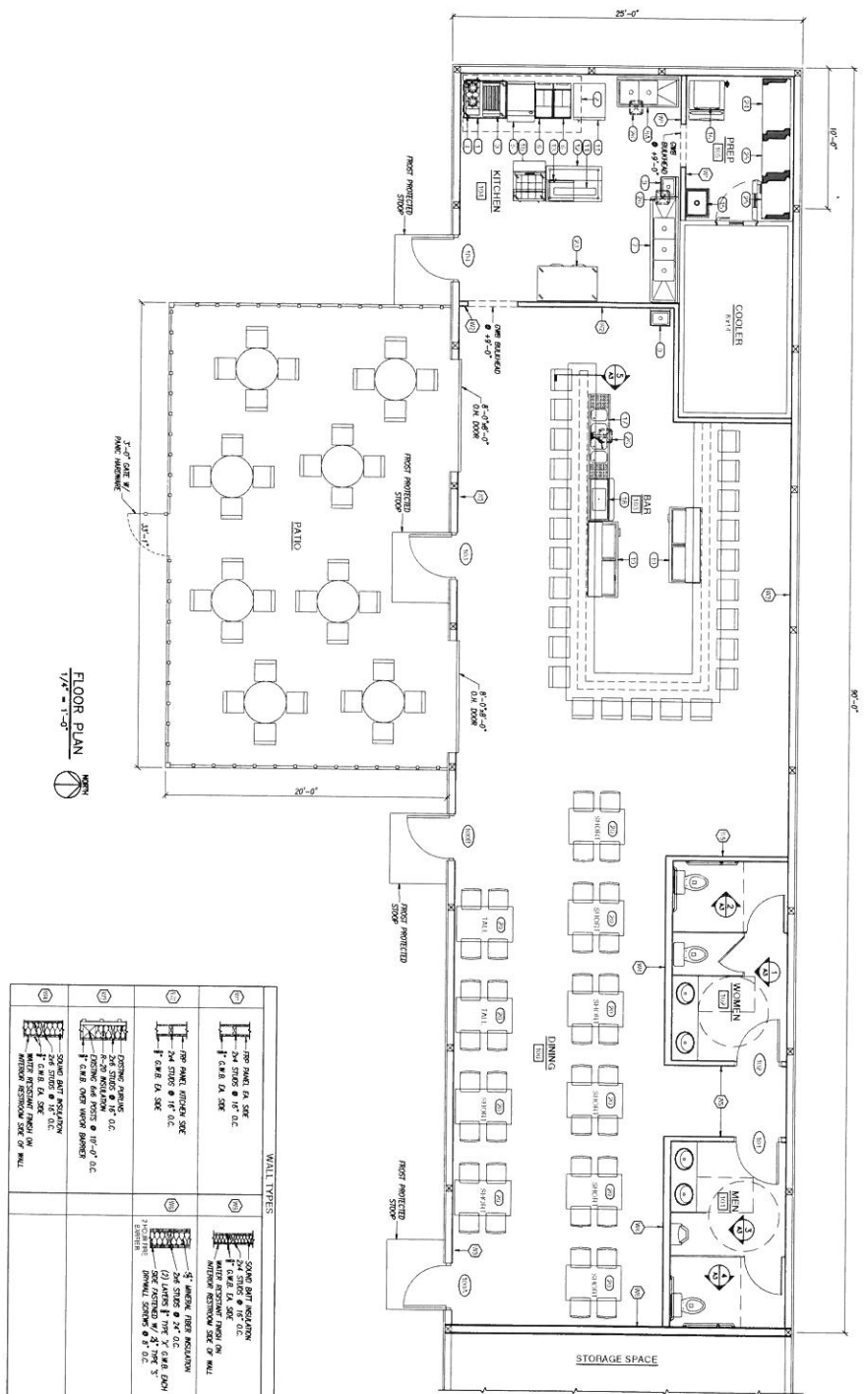
ISSUE DATE: MAY 02, 2019

**Knapp & Warden**  
 Architects & Engineers, LLC  
 109 14th Street SE, Cedar Rapids, IA 52403-2302  
 Phone: (319) 306-0473 / Fax: (319) 366-6698  
 Email: hknapp@knappwarden.com  
 mwarden@knappwarden.com

PROJECT No. 17070

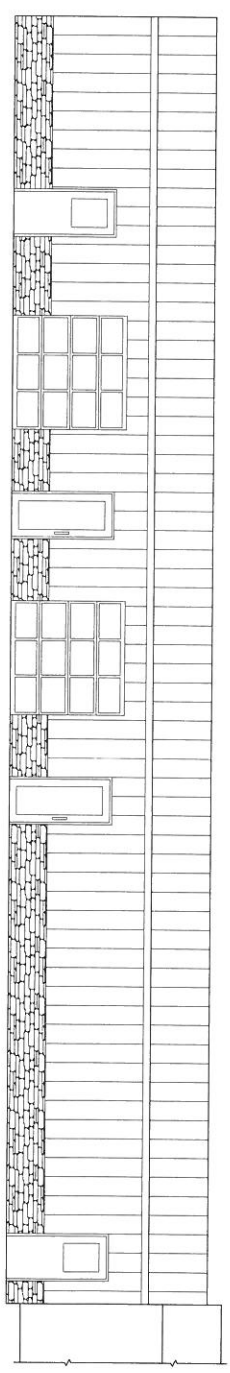
WILLIAM J. KNAPP  
 LICENSE NO. 10905  
 STATE OF IOWA  
 REGISTERED PROFESSIONAL ENGINEER  
 I HEREBY CERTIFY THAT THE PERSON OF THE SIGNATURE, SIGNATURE AND SEAL OF THE STATE OF IOWA, APPEARING ON THESE PLANS, IS THE PERSON WHOSE NAME IS SET FORTH THEREON.  
 DATE: 05/02/19

- 1. 1/4" BURNING STAINED REFLECTIVE FINISH
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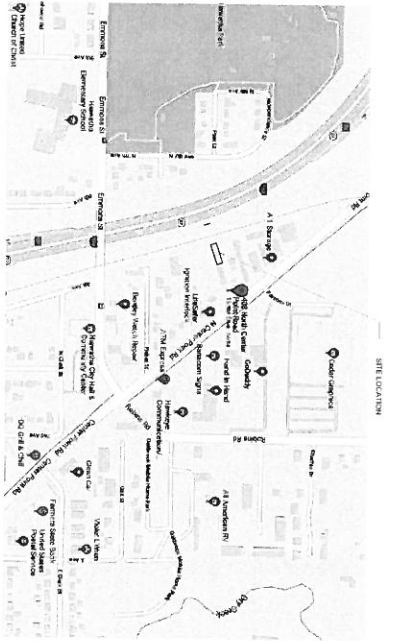
WALL TYPES

(1)	<p>2" EPS INSULATION</p> <p>1/2" GYPSUM BOARD</p> <p>2" CONCRETE</p> <p>1/2" GYPSUM BOARD</p> <p>2" EPS INSULATION</p>	<p>2" EPS INSULATION</p> <p>1/2" GYPSUM BOARD</p> <p>2" CONCRETE</p> <p>1/2" GYPSUM BOARD</p> <p>2" EPS INSULATION</p>
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(3)	<p>2" EPS INSULATION</p> <p>1/2" GYPSUM BOARD</p> <p>2" CONCRETE</p> <p>1/2" GYPSUM BOARD</p> <p>2" EPS INSULATION</p>	<p>2" EPS INSULATION</p> <p>1/2" GYPSUM BOARD</p> <p>2" CONCRETE</p> <p>1/2" GYPSUM BOARD</p> <p>2" EPS INSULATION</p>
(4)	<p>2" EPS INSULATION</p> <p>1/2" GYPSUM BOARD</p> <p>2" CONCRETE</p> <p>1/2" GYPSUM BOARD</p> <p>2" EPS INSULATION</p>	<p>2" EPS INSULATION</p> <p>1/2" GYPSUM BOARD</p> <p>2" CONCRETE</p> <p>1/2" GYPSUM BOARD</p> <p>2" EPS INSULATION</p>



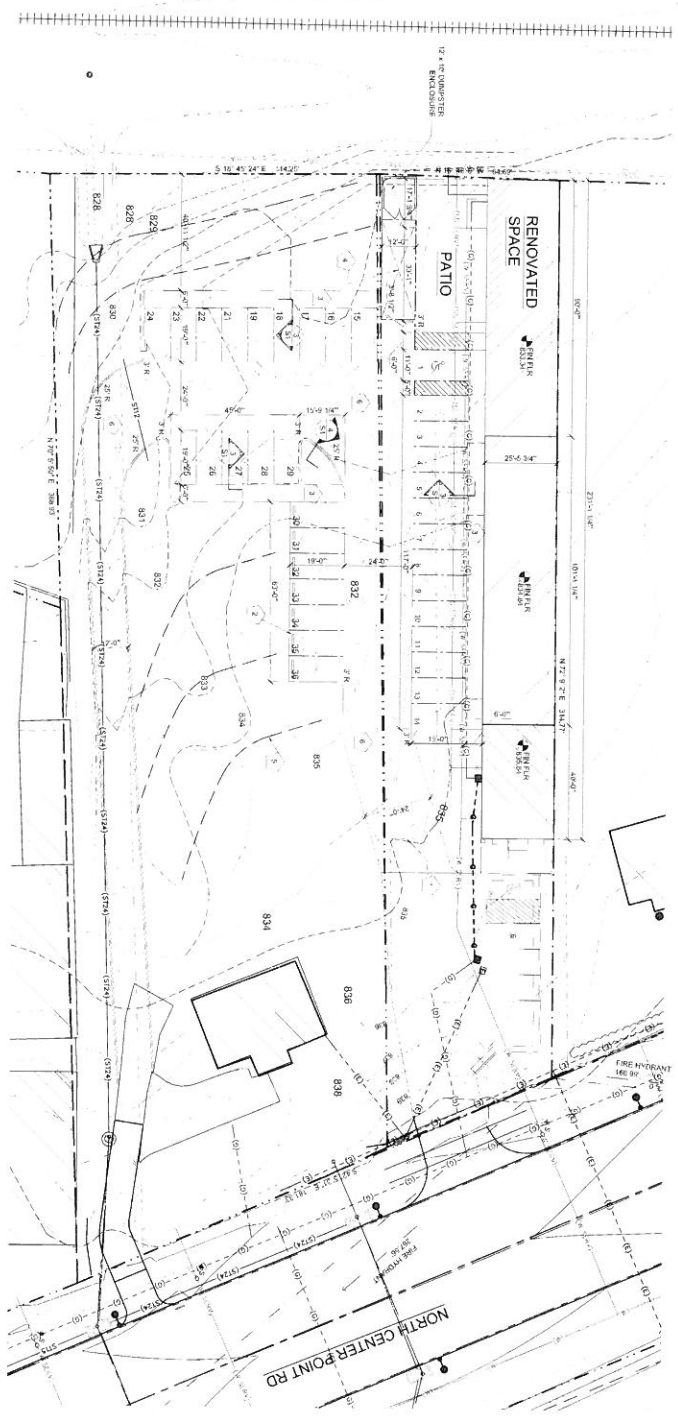
	<b>BENNETT'S BAR &amp; GRILL</b> 408 N. CENTER POINT RD. HIAWATHA, IOWA 52233	<b>FLOOR PLAN</b>	DRAWING FILE <b>FLOOR PLAN</b>	DRAWING NUMBER <b>A1</b>
	PROJECT CLIENT ARCHITECT DATE	SCALE DATE	REVISIONS	SHEET NO.





2 SITE LOCATION MAP  
N.T.S.

1 SITE PLAN  
1"=40'



- 3 SIDEWALK CURB 1"=40'
- 4 RIBBON CURB 1"=40'

- GENERAL NOTES:
1. RESUME EXIST CONC. CURB
  2. PRECAST COMPLETE WHEEL BARRIERS
  3. 2" MIN. GRANULAR FILL
  4. 4" MIN. BROWN CONTROL
  5. 4" CONC. SLAB OVER 4" COMPACTED FILL

**DRAWING INDEX**

NO. SITE PLAN  
50 SITE DETAILS

DATE: 11/15/2023  
PROJECT: 23-0001  
DRAWN BY: J. WARDEN  
CHECKED BY: J. WARDEN  
SCALE: AS SHOWN

<b>S1</b>	<b>SITE PLAN</b>	<b>BENNETT'S BAR + GRILL</b> 408 N CENTER POINT RD HIAWATHA, IA	<b>Knapp &amp; Warden</b> <small>INCORPORATED ARCHITECTS, LLC</small> 1111 14th St. N. Ste. 100 Minneapolis, MN 55412 Phone: (612) 338-1111 Fax: (612) 338-1112 Email: info@knappwarden.com
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