

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 1st 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 10th 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.
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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 6th 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 6th 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 10th 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 10th 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.

Mark Ross, Vice Chairperson

ATTEST:

Kim Downs, City Administrator

Tiffany Stinson, Permit Clerk