

City of West Branch

~A Heritage for Success~

110 N. Poplar Street • PO Box 218 • West Branch, Iowa 52358
(319) 643-5888 • Fax (319) 643-2305 • www.westbranchiowa.org • city@westbranchiowa.org

PLANNING AND ZONING COMMISSION MEETING

Tuesday, June 21, 2016 • 7:00 p.m.

West Branch City Council Chambers, 110 N. Poplar St.

Council Quorum May Be Present

1. Call to Order
2. Roll Call
3. Approve Agenda/Consent Agenda/Move to action.
4. Public Hearing/Non-Consent Agenda
 - a. Approve Lynch Heights Preliminary Plat./Move to action.
5. City Staff Reports
6. Comments from Chair and Commission Members
7. Next Regularly Scheduled Commission Meeting – July 26, 2016 at 7:00 p.m.
8. Adjourn

Planning & Zoning Commission Members: Chair John Fuller, Vice Chair Ryan Bowers, LeeAnn Aspelmeier, Sally Peck, Clara Oleson, Liz Seiberling, Gary Slach • **Zoning Administrator:** Paul Stagg • **Deputy City Clerk:** Leslie Brick
Mayor: Roger Laughlin • **Council Members:** Jordan Ellyson, Colton Miller, Brian Pierce, Tim Shields, Mary Beth Stevenson
City Administrator/Clerk: Matt Muckler • **Fire Chief:** Kevin Stoolman • **Library Director:** Nick Shimmin
Parks & Rec Director: Melissa Russell • **Police Chief:** Mike Horihan • **Public Works Director:** Matt Goodale

GRADING CONCEPT AND EROSION CONTROL PLAN

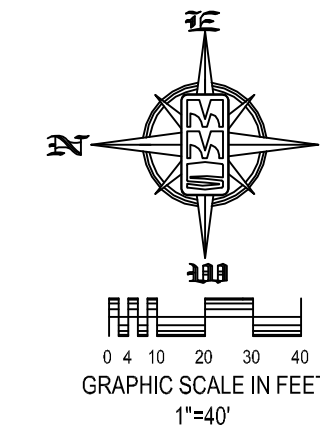
LYNCH HEIGHTS

WEST BRANCH, IOWA

PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

OWNER/APPLICANT:
LYNCH PLUMBING, INC.
829 W. MAIN STREET
TIPTON, IA 52772

APPLICANT'S ATTORNEY:
STEVEN C. ANDERSON
568 HIGHWAY 1 WEST
IOWA CITY, IA 52246



STANDARD LEGEND AND NOTES

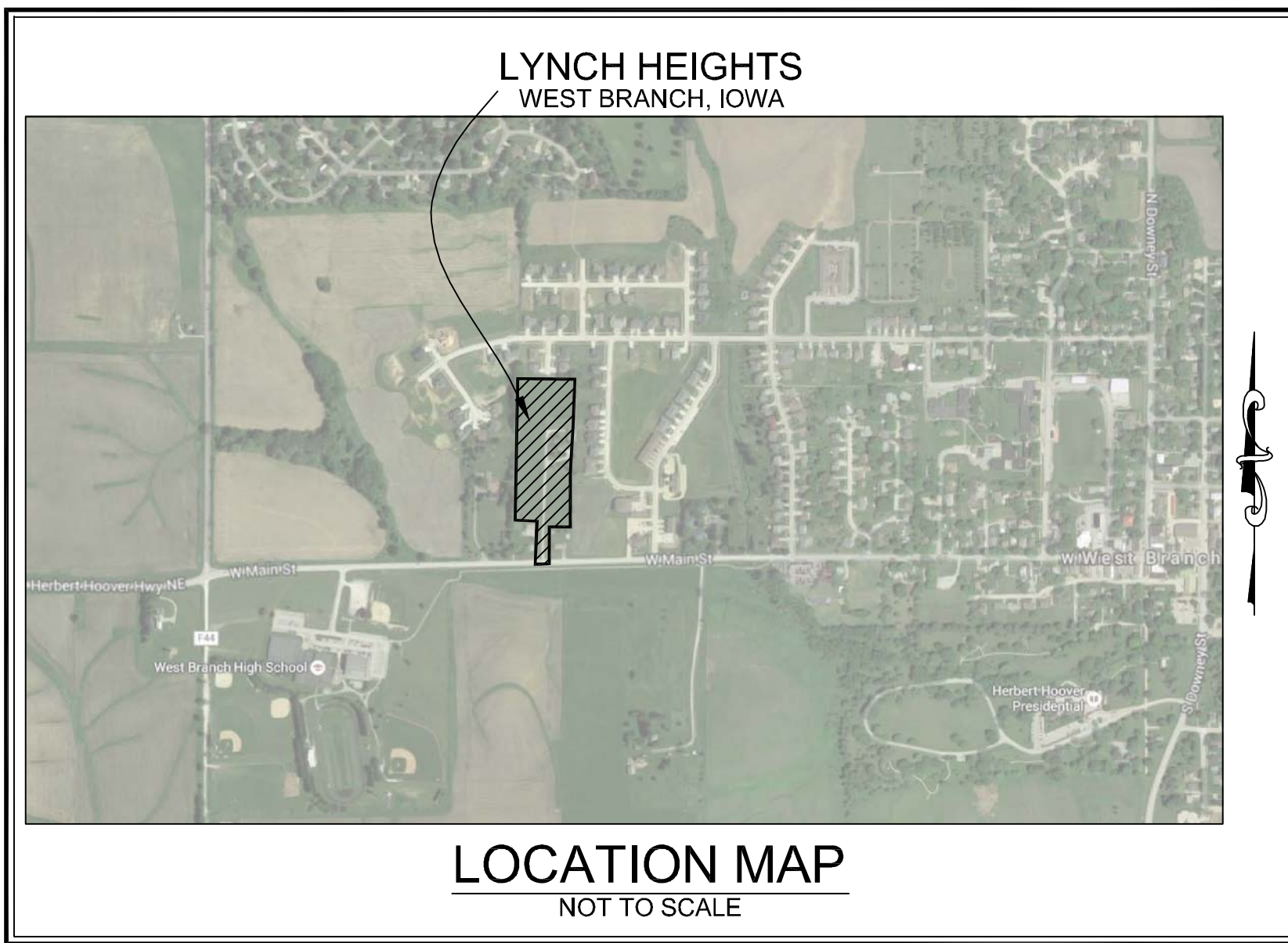
---	PROPERTY &/or BOUNDARY LINES
---	CONGRESSIONAL SECTION LINES
---	RIGHT-OF-WAY LINES
---	EXISTING RIGHT-OF-WAY LINES
---	CENTER LINES
---	EXISTING CENTER LINES
---	LOT LINES, INTERVAL
---	LOT LINES, PLATTED OR BY DEED
---	PROPOSED EASEMENT LINES
---	EXISTING EASEMENT LINES
---	BENCHMARK
---	RECORDED DIMENSIONS
---	CURVE SEGMENT NUMBER
---	PROPOSED
---	POWER POLE W/DROP
---	POWER POLE W/TRANS
---	POWER POLE W/LIGHT
---	GUY POLE
---	LIGHT POLE
---	SANITARY MANHOLE
---	FIRE HYDRANT
---	WATER VALVE
---	DRAINAGE MANHOLE
---	CURB INLET
---	FENCE LINE
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
---	EXISTING STORM SEWER
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---	WATER LINES
---	ELECTRICAL LINES
---	TELEPHONE LINES
---	GAS LINES
---	CONTOUR LINES (1' INTERVAL)
---	PROPOSED GROUND
---	EXISTING TREE LINE
---	EXISTING DECIDUOUS TREE & SHRUB
---	EXISTING EVERGREEN TREES & SHRUBS

7.13 ACRES



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

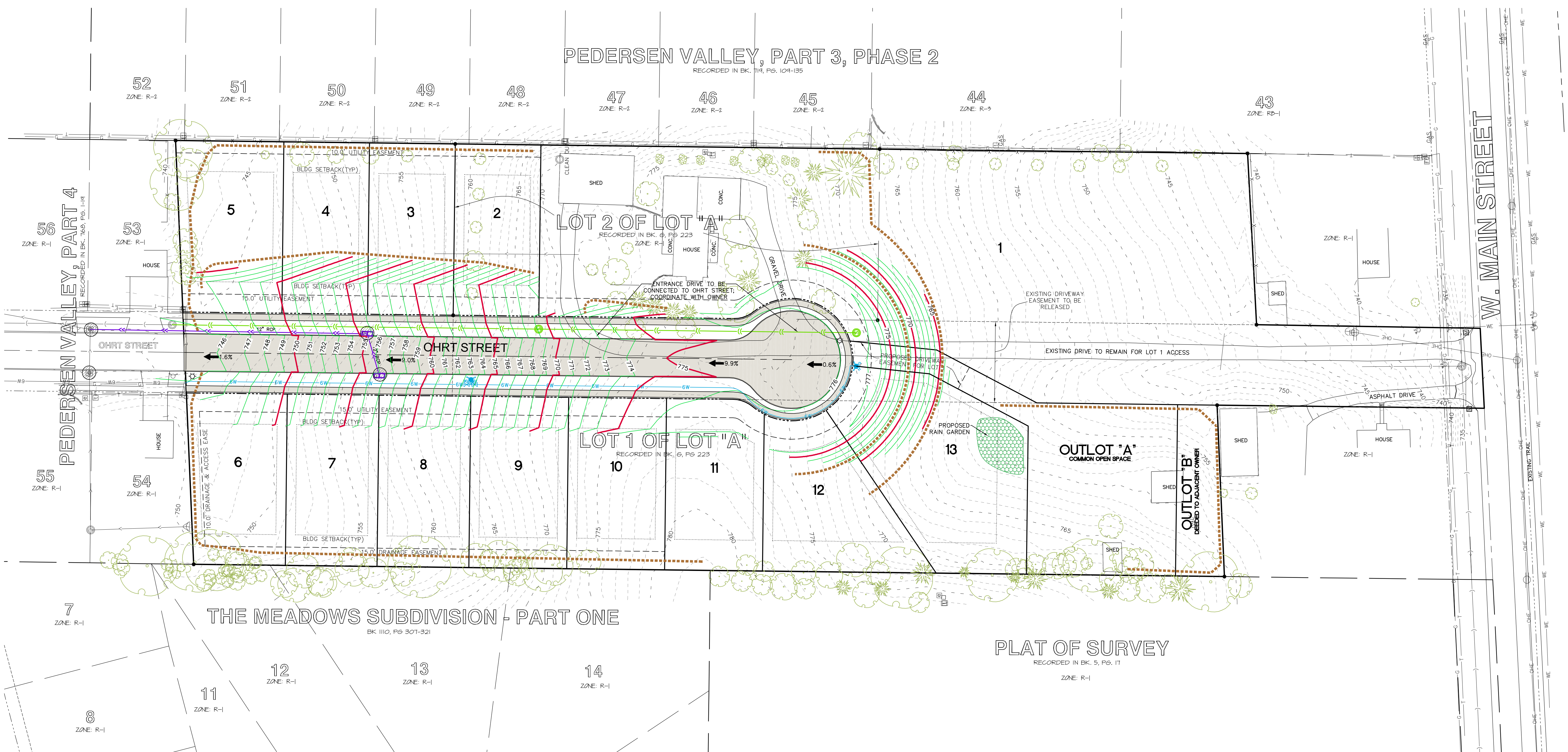
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EROSION CONTROL LEGEND

---	SILT FENCE/FILTER SOCK	---	PERIMETER SILT FENCE
---	TEMPORARY ROCK CONSTRUCTION ENTRANCE/EXIT	---	TEMPORARY SOIL STOCKPILE AREA
---	TEMPORARY PARKING AND STORAGE	---	DIRECTION OF OVERLAND FLOW
---	CONCRETE TRUCK/EQUIPMENT WASHOUT	---	DUMPSTER FOR CONSTRUCTION WASTE
---	PORTABLE RESTROOM	---	RIP RAP OUTLET PROTECTION
---	DOCUMENT LOCATION (PERMITS, SWPPP, INSPECTION FORMS, ETC.)	---	OTHER MEASURE: 01
---	FILTER SOCK INLET PROTECTION	---	OTHER MEASURE: 02
---	FILTER SOCK BEHIND CURB AT CURB RAMP	---	OTHER MEASURE: 03

THE ABOVE LISTED ITEMS ARE SHOWN IN THEIR RECOMMENDED LOCATIONS. IF A CONTROL MEASURE IS ADDED OR MOVED TO A MORE SUITABLE LOCATION, INDICATE THE REVISION ON THIS SHEET. THE BLANKS LEFT FOR OTHER MEASURES SHOULD BE USED IF AN ITEM NOT SHOWN ABOVE IS IMPLEMENTED ON SITE. ADDITIONAL PRACTICES FOR EROSION PREVENTION AND SEDIMENT CONTROL CAN BE FOUND IN APPENDIX D OF THE SWPPP.



Date	Revision
02-17-16	PER CITY ENGINEER REVIEW -JDM
05/24/16	REVISED CONCEPT PER CLIENT -JDM
06-10-16	PER CITY ENGINEER COMMENTS -JDM

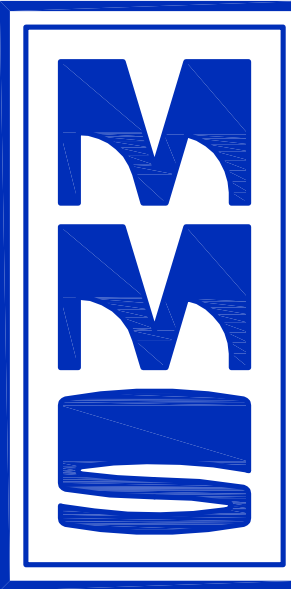
GRADING CONCEPT AND EROSION CONTROL PLAN

LYNCH HEIGHTS

WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	01-15-16
Designed By:	GDM
Drawn By:	JDM
Checked By:	GDM
Project No.:	IOWA CITY 9707001
Field Book No.:	1129
Scale:	1"=40'
Sheet No.:	1



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PRELIMINARY
PLAT

LYNCH
HEIGHTS

WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	01-15-16
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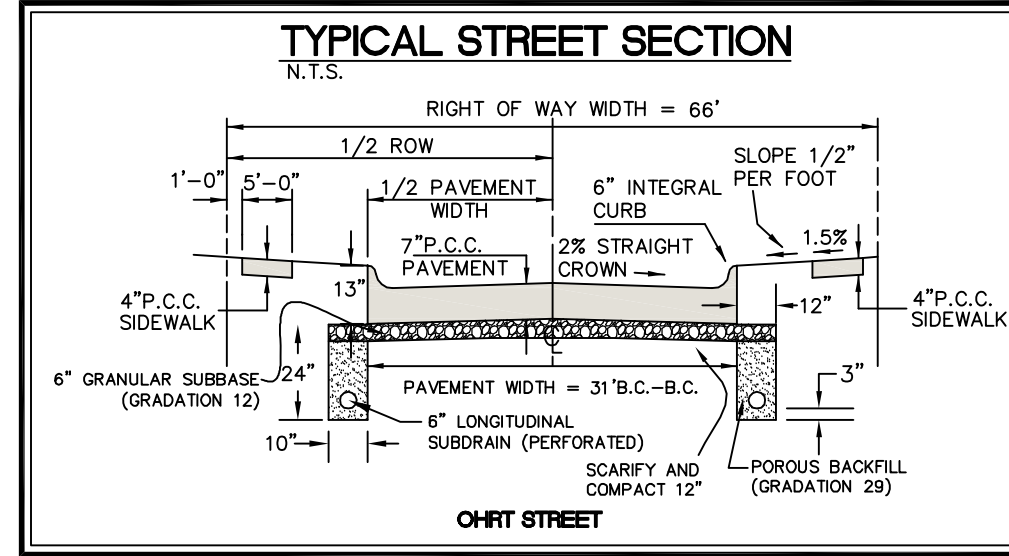
PRELIMINARY PLAT LYNCH HEIGHTS WEST BRANCH, IOWA

PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

OWNER/APPLICANT:
LYNCH PLUMBING, INC.
829 W. MAIN STREET
TIPTON, IA 52772

APPLICANT'S ATTORNEY:
STEVEN C. ANDERSON
568 HIGHWAY 1 WEST
IOWA CITY, IA 52246

LEGAL DESCRIPTION
LOT 1 AND LOT 2 OF LOT "A", WEST BRANCH, CEDAR COUNTY, IOWA, IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK G, AT PAGE 223, IN THE RECORDS OF THE CEDAR COUNTY RECORDER'S OFFICE, CONTAINING 7.13 ACRES, AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



DEVELOPMENT CHARACTERISTICS

PROPOSED ZONING IS R-2 RESIDENTIAL FOR LOTS 2 THROUGH 13 AND EXISTING ZONING OF R-1 RESIDENTIAL FOR LOT 1

LOT 1
R-1 RESIDENTIAL REQUIREMENTS

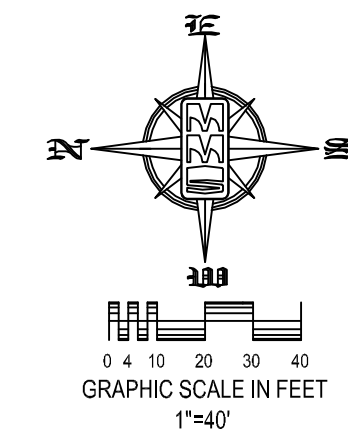
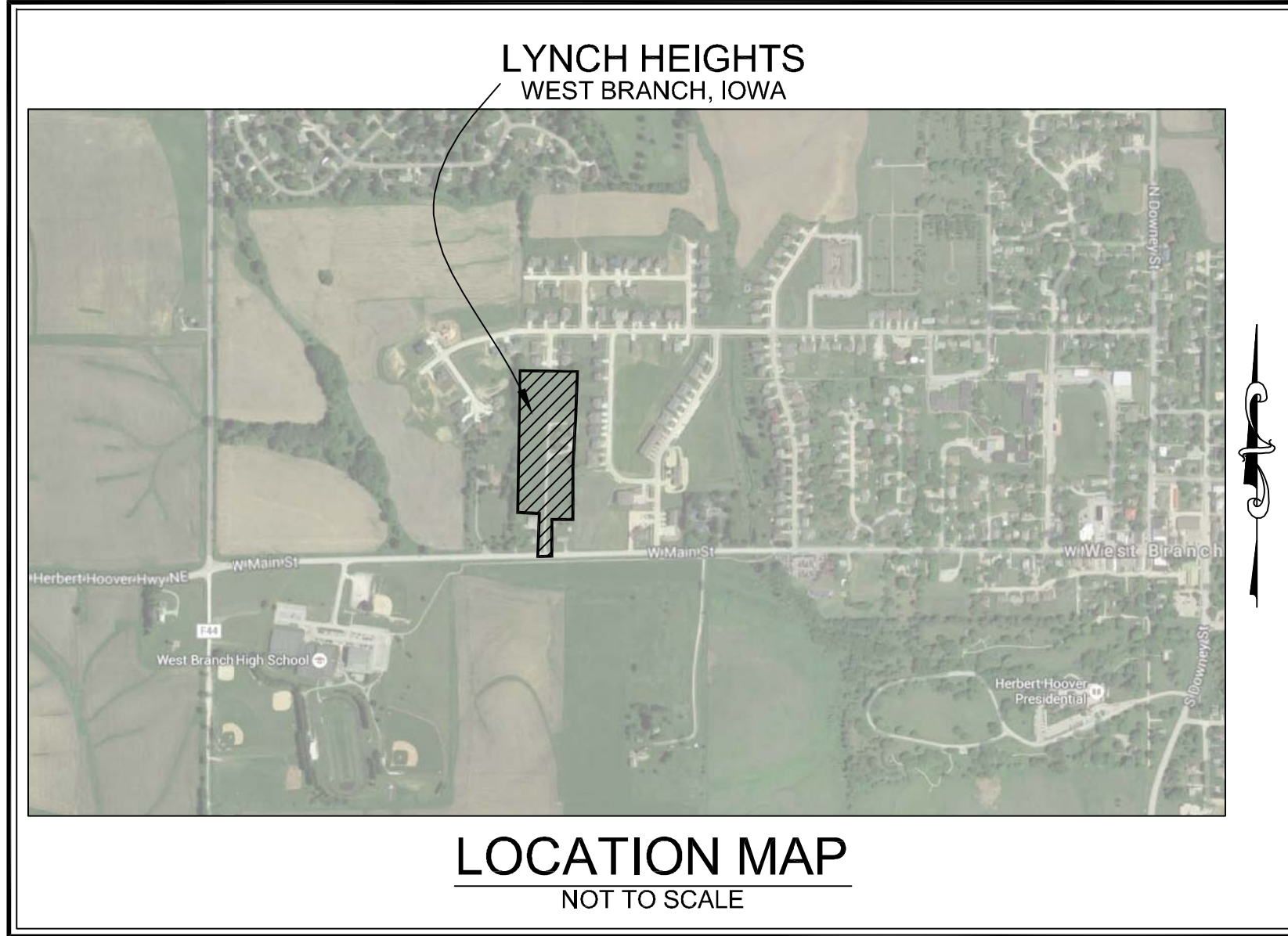
MINIMUM LOT AREA(SINGLE FAMILY)	7,700 SF
MINIMUM SETBACK FRONTAGE(SINGLE FAMILY)	70 FEET
FRONT YARD SETBACK	25 FEET
SIDE YARD SETBACK	8 FEET
REAR YARD SETBACK	25 FEET

LOTS 2 THROUGH 13
R-2 RESIDENTIAL REQUIREMENTS

MINIMUM LOT AREA(SINGLE FAMILY)	6,000 SF
MINIMUM LOT AREA(TWO FAMILY)	8,400 SF
MINIMUM SETBACK FRONTAGE(SINGLE FAMILY)	60 FEET
MINIMUM SETBACK FRONTAGE(TWO FAMILY)	70 FEET
FRONT YARD SETBACK	25 FEET
SIDE YARD SETBACK	8 FEET
REAR YARD SETBACK	25 FEET

REQUESTED VARIANCES

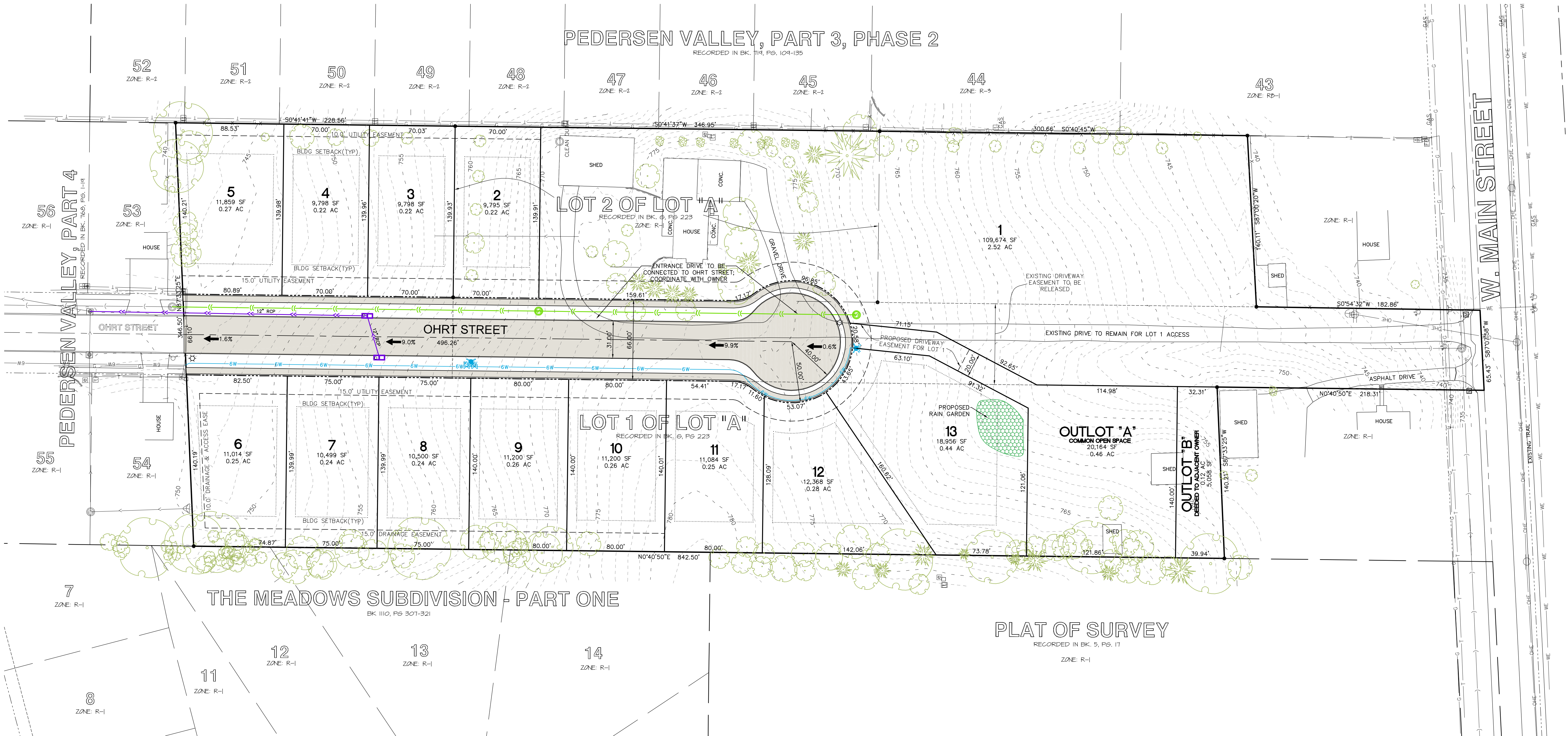
1. VARIANCE REQUESTED FOR MAXIMUM ALLOWED STREET GRADE OF 9.9%



STANDARD LEGEND AND NOTES

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---	EXISTING FIRE HYDRANT
---	PROPOSED FIRE HYDRANT
---	EXISTING WATER VALVE
---	PROPOSED WATER VALVE
---	EXISTING DRAINAGE MANHOLE
---	PROPOSED DRAINAGE MANHOLE
---	EXISTING CURB INLET
---	PROPOSED CURB INLET
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THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.



PLAT OF SURVEY
RECORDED IN BK. 5, PG. 17
ZONE: R-1



June 10, 2016

Mr. Matt Muckler, City Administrator
City of West Branch
PO Box 218
West Branch, IA 52358

Re: Preliminary Plat for Lynch Heights, West Branch, Iowa

Dear Mr. Muckler:

We have resubmitted the Preliminary Plat for Lynch Heights to you this morning by e-mail. I am preparing this response letter to the Preliminary Plat Checklist provided by Dave Schechinger.

I will address each of the items that were unchecked or checked "No" with this letter as follows:

6. Proposed layout of lots, showing numbers, approximate dimensions and the square foot areas of lots that are not rectangular.
The double labels on Lots 6-12 have been corrected and the lots have been adjusted to fit the land according.
9. Present and proposed easements, showing locations, widths, purposes and limitations..
The existing driveway easement has been eliminated on Lot 1. A new easement has been added on the northerly end of Outlot "A" to allow Lot 1 to connect from the culdesac to the existing drive.
14. A general summary description of any protective covenants or private restrictions to be incorporated in the final plat.
Protective covenants are being prepared and will be available for recording with the final plat.
18. Identification of areas prone to erosion and, by separate document attached to the preliminary plat, a grading plan to explain the methods that will be used to control erosion pursuant to the requirements of this chapter. (See Section 170.15(15))
A grading and erosion control plan accompanies the preliminary plat and was attached.



MMS Consultants, Inc.
Experts in Planning and Development Since 1975

1917 S. Gilbert Street
Iowa City, Iowa 52240

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mms@mmsconsultants.net

19. Identification of proposed Stormwater Best Management Practices and systems to collect, convey, detain, and discharge stormwater in a safe manner consistent with all City, State, and Federal laws and regulations.

Stormwater for this subdivision will be conveyed through the existing storm piping system located within Pedersen Valley Part 4 to the existing basin east of the site. Lot 13 will use a rain garden to capture storm run-off to the south.

Please contact me if you have any questions.

Respectfully submitted,

A handwritten signature in black ink that reads "Glen D. Meisner". The signature is written in a cursive, slightly slanted style.

Glen Meisner, PE & PLS

cc: Wayne & Steve Lynch

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Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

Civil Engineers