

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, March 22, 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.
 - a. Approve minutes from the February 23, 2016 Planning and Zoning Commission Meeting.
4. Public Hearing/Non-Consent Agenda
 - a. Rev. Alexis Johnson – West Branch United Methodist Church Accessibility Project
 - b. Public Hearing on the matter of a re-zoning of the following described parcels located in the Meadows Subdivision: Portions of Auditor Parcel G. Rezoning Parcel #1: R-1 to RB-1, Rezoning Parcel #2: R-1 to R-2, and Rezoning Parcel #3: R-1 to RB-1
DESCRIPTION - REZONING TRACT #1 (R-1 TO RB-1) - Beginning at the Southwest Corner of Auditor Parcel "G", in accordance with the Plat thereof recorded in Plat Book I, at Page 103 of the Records of the Cedar County Recorder's Office; Thence N01°19'13"W, along the West Line of said Auditor Parcel "G", 755.33 feet; Thence N88°40'47"E, 157.95 feet; Thence S81°06'34"E, 108.86 feet; Thence S74°08'16"E, 365.98 feet; thence S57°30'03"E, 273.91 feet; Thence S02°51'42"E, 452.25 feet, to a Point on the South Line of said Auditor Parcel G; Thence S87°06'47"W, along said South Line, 854.78 feet, to the Point of Beginning. Said Rezoning Tract contains 12.77 Acres (556,235 square feet), and is subject to easements and restrictions of record.
DESCRIPTION - REZONING TRACT #2 (R-1 TO R-2) - Commencing at the Northeast Corner of Auditor Parcel "G", in accordance with the Plat thereof recorded in Plat Book I, at Page 103 of the Records of the Cedar County Recorder's Office; Thence S86°46'30"W, along the North Line of said Auditor Parcel "G", 491.76 feet; Thence S03°13'30"E, 346.74 feet, to the POINT OF BEGINNING; Thence S19°24'18"E, 144.18 feet; thence Southwesterly, 163.12 feet, along a 980.00 foot radius curve, concave Southeasterly, whose 162.93 foot chord bears S65°49'36"W; Thence S61°03'30"W, 1.70 feet; Thence Northwesterly, 39.27 feet, along a 25.00 foot radius curve, concave Northeasterly, whose 35.36 foot chord bears N73°56'30"W; thence S61°03'30"W, 60.00 feet; thence S28°56'30"E, 17.22 feet; Thence S61°03'30"W, 197.17 feet; thence N32°15'55"W, 241.50 feet; thence N61°03'30"E, 271.17 feet; Thence S28°56'30"E, 23.66 feet; Thence N61°03'30"E, 68.43 feet; Thence S88°48'26"E, 80.24 feet; Thence S15°39'23"E, 32.45 feet; Thence N77°42'45"E, 86.21 feet, to the POINT OF BEGINNING. Said Rezoning Tract #2 contains 2.34 Acres (101,904 square feet), and is subject to easements and restrictions of record.

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

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DESCRIPTION - REZONING TRACT #3 (R-1 TO RB-1) - Commencing at the Southeast Corner of Auditor Parcel "G", in accordance with the Plat thereof recorded in Plat Book I, at Page 103 of the Records of the Cedar County Recorder's Office; Thence N00°40'57"E, along the East Line of said Auditor Parcel "G", 46.71 feet; Thence S87°07'22"W, along said East Line, 350.51 feet, to the POINT OF BEGINNING; Thence continuing S87°07'22"W, 113.67 feet; Thence Northwesterly, 40.82 feet along a 25.00 foot radius curve, concave Northeasterly, whose 36.44 foot chord bears N46°05'56"W; Thence N00°40'47"E, 233.75 feet; Thence S89°19'13"E, 140.00 feet, to a Point on the East Line of said Auditor Parcel "G"; Thence S00°40'47"W, along said East Line, 251.65 feet, to the Point of Beginning. Said Rezoning Tract #3 contains 0.82 Acre (35,685 square feet), and is subject to easements and restrictions of record.

- c. Approve a recommendation to the City Council for the rezoning of the following described parcels located in the Meadows Subdivision: Portions of Auditor Parcel G. Rezoning Parcel #1: R-1 to RB-1, Rezoning Parcel #2: R-1 to R-2, and Rezoning Parcel #3: R-1 to RB-1./Move to action.

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- d. Discussion on Meadows Subdivision Phase 2 Preliminary Plat.
 - e. Discussion on Update to the West Branch Comprehensive Plan
 - f. Approve recommendation to the City Council to pursue adoption of a residential plot plan./Move to action.
5. City Staff Reports
 - a. Zoning Administrator Paul Stagg – Intro to Planning and Zoning Workshop presented by Gary Taylor, Iowa State University Extension and Outreach
 - b. Zoning Administrator Paul Stagg – Lynch Heights Subdivision Update
 - c. Zoning Administrator Paul Stagg – Rules of Procedure for Boards and Commissions
 6. Comments from Chair and Commission Members
 7. Next Commission Meeting – Tuesday April 12, 2016 at 7:30 p.m.
 8. Adjourn

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NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING ON THE PROPOSED AMENDMENT TO THE WEST BRANCH ZONING CODE.

YOU ARE HEARBY NOTIFIED that a public hearing will be held by the West Branch Planning and Zoning Commission in the Council Chambers at City Hall at 110 N. Poplar Street at 7:00 P.M., on Tuesday, March 22, 2016. The public hearing will discuss the proposed rezoning of the following described parcel: Portions of Auditor Parcel G. Rezoning Parcel #1: R-1 to RB-1, Rezoning Parcel #2: R-1 to R-2, and Rezoning Parcel #3: R-1 to RB-1

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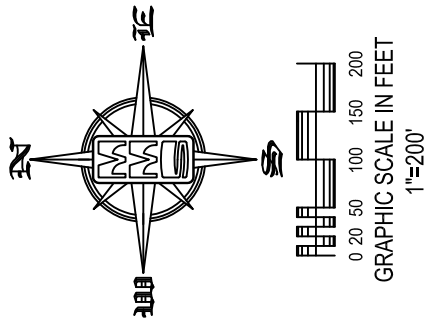
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All interested persons are invited to attend this meeting and be heard on the aforementioned proposed adoption of the amendment. Further information regarding same may be obtained by contacting the West Branch City Clerk.

/s/ _____

Matt Muckler, City Administrator/Clerk



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

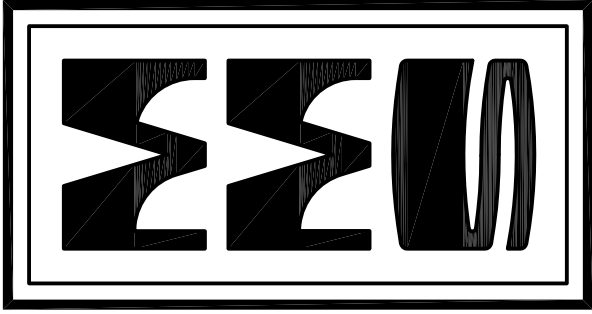
OWNER/SUBDIVIDER:
KLM INVESTMENTS, INC
25 EASTVIEW PLACE NE
IOWA CITY, IOWA 52240

OWNER'S ATTORNEY:
MICHAEL W. KENNEDY
920 S. DUBUQUE STREET
IOWA CITY, IOWA 52240

REZONING EXHIBIT

THE MEADOWS SUBDIVISION

WEST BRANCH, CEDAR COUNTY, IOWA



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS
1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

Date	Revision
03-03-2016	per gdm review - rtw

REZONING EXHIBIT

THE MEADOWS
SUBDIVISION

PORCTIONS OF
AUDITOR PARCEL G
IN THE FRAC SW $\frac{1}{4}$ OF
SECTION
6-T79N-R4W-5TH P.M.

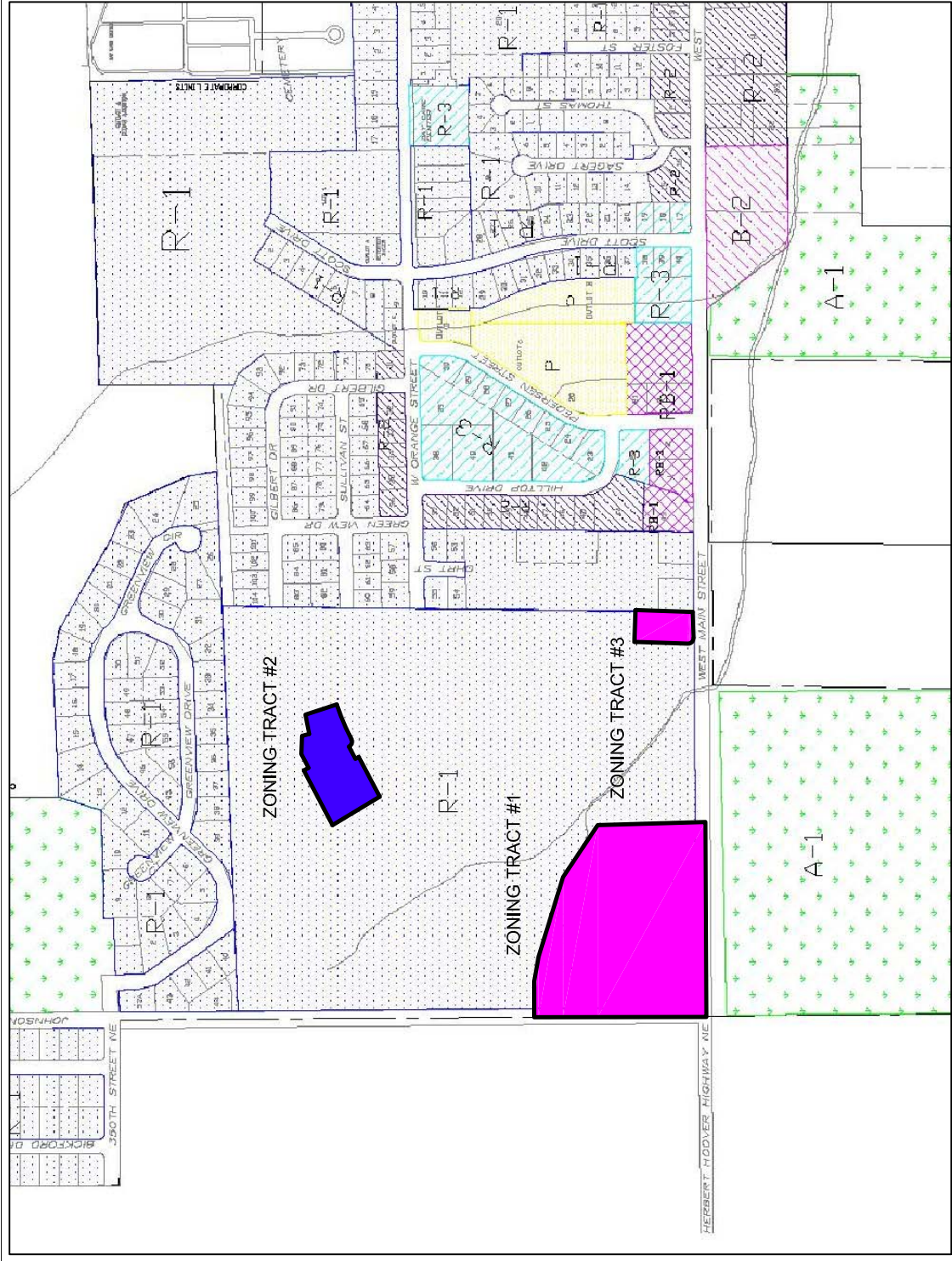
WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	03-02-2016
Des igned by:	GDM
Field Book No:	
Drawn by:	RLW
Scale:	1"=200'
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Sheet No:	
Project No:	
IOWA CITY	
8815003	of: 1



LOCATION MAP - NOT TO SCALE



Attention: Planning and Zoning Commission

We're sorry that we will not be able to attend the Planning and Zoning meeting on March 22. We are REALTORS who have worked in the Cedar Rapids and Iowa City multiple listing services for 10 years. We feel that West Branch is fortunate to have several developers willing to take a financial risk to develop some lots in West Branch, which will benefit the community and schools. The population of Cedar County is lower today (18,499, 2010 census) than it was in 1900 (19,371). Many towns in Cedar County are struggling to maintain viable communities and schools.

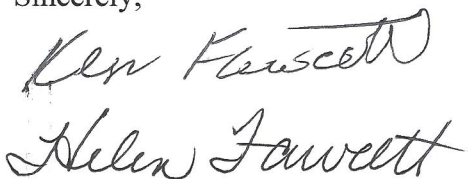
A common misconception is that developers make a great deal of money selling lots, when most often no profit is realized until the last few lots in a subdivision are sold. In our analysis we've found that zero lots often sell for less per square foot than single family lots. The developers are trying to fill a need that the market is asking for.

Part of the equation for obtaining growth is to have options for buyers. By having various housing options available, including some zero lots, there will be more options for people moving from a different community, move-up buyers, for those wishing to move into town, or for those wishing to downsize. As these homeowners purchase a new home, this will put existing houses on the market, which will open possibilities of home ownership to those that are not able to purchase a new home.

We are fortunate that there are housing options available in West Branch and that the city is growing in a sustainable way. Developers need consistency in making their long-range plans which involve a lot of capital expense and risks.

R-2 zoning will allow more options for people looking to build a new home in West Branch. We concur with the commission's decision for approving R-2 zoning for the Lynch development and hope that the Meadows will also receive approval for some R-2 zoning.

Sincerely,

The block contains two handwritten signatures in cursive. The first signature is "Ken Fawcett" and the second signature is "Helen Fawcett".

Ken and Helen Fawcett

