



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

**SPECIAL
PLANNING AND ZONING COMMISSION MEETING
Tuesday, February 26, 2019 • 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/Move to action.
 - a. Approve minutes from the February 5, 2019 Planning and Zoning Commission Meeting.
4. Public Hearing/Non-Consent Agenda. /Move to action.
 - a. Public Hearing – The Meadow’s Part 4, Rezoning R-1 to R-2, Lots 40-57

A PORTION OF THE MEADOWS SUBDIVISION PART 4, BEING PART OF PARCEL G, AS RECORDED IN PLAT BOOK I, PAGE 103 OF THE CEDAR COUNTY RECORDER’S OFFICE, IN THE SOUTHWEST FRACTIONAL QUARTER (SW1/4) OF THE SOUTHWEST FRACTIONAL QUARTER (SW ¼) AND THE NORTHWEST FRACTIONAL QUARTER (NW ¼) OF THE SOUTHWEST FRACTIONAL QUARTER (SW ¼) OF SECTION 6, TOWNSHIP 89 NORTH, RANGE 4 WEST, IN THE CITY OF WEST BRANCH, CEDAR COUNTY, IOWA DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 44 OF THE GREENVIEW ESTATES SUBDIVISION, AN OFFICIAL PLAT NOW IN THE CITY OF WEST BRANCH, THENCE S1°19’13”E, 195.11 FEET TO THE POINT OF BEGINNING, THENCE 86°46’30”E, 315.69 FEET; THENCE S3°13’30”E, 24.96 FEET; THENCE 143.10 FEET ALONG A 216.00 FOOT RADIUS CURVE CONCAVE EAST (CHORD BEARING S21°52’40”E, 141.10 FEET); THENCE S40°56’32”E, 967.89 FEET; THENCE S49°03’24”W, 50.37 FEET; THENCE 89.97 FEET ALONG A 300.00 FOOT RADIUS CURVE CONCAVE NORTH (CHORD BEARING S57°38’54”W, 89.63 FEET); THENCE N40°56’32”W, 961.68 FEET; THENCE S88°40’13”W, 77.11 FEET; THENCE S01°19’47”E, 127.44 FEET; THENCE N82°46’48”W, 37.29 FEET; THENCE S88°40’47”W, 140.28 FEET; THENCE N01°19’13”W, 351.60 FEET TO THE POINT OF BEGINNING.

- b. Approve rezoning of The Meadow’s - Part 4, R-1 to R-2, Lots 40-57. /Move to action.
- c. Public Hearing – Rezoning A-1 to Planned Unit Development (Kofron property)

A PORTION OF LOT D OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 79 NORTH, RANGE 4 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, WEST BRANCH, CEDAR COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 79 NORTH, RANGE 4 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, WEST BRANCH, CEDAR COUNTY, IOWA; THENCE S00°52’40”E, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 1637.40 FEET; THENCE N89°24’33”E, 60.52 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF RAMP "E" OF INTERSTATE NO. 80, AND THE POINT OF BEGINNING; THENCE CONTINUING N89°24’33”E, 232.95 FEET, TO THE SOUTHWEST CORNER OF COOKSON SUBDIVISION, IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN BOOK 1211 AT PAGES 333-334 OF THE RECORDS OF THE CEDAR COUNTY RECORDER’S OFFICE; THENCE N89°22’29”E, ALONG THE SOUTH LINE OF SAID COOKSON SUBDIVISION, 650.25 FEET, TO

Planning & Zoning Commission Members: Chair John Fuller, Vice Chair Ryan Bowers, Sally Peck, Emilie Walsh, Tom Dean, Brad Bower, Vacant • **Zoning Administrator:** Terry Goerd • **Deputy City Clerk:** Leslie Brick
Mayor: Roger Laughlin • **Council Members:** Jordan Ellyson, Colton Miller, Brian Pierce, Nick Goodweiler, Jodee Stoolman
City Administrator/Clerk: Redmond Jones II • **Fire Chief:** Kevin Stoolman • **Police Chief:** Mike Horihan •
Public Works Director: Matt Goodale



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(continued)

THE SOUTHEAST CORNER THEREOF, AND THE SOUTHWEST CORNER OF STOOLMAN'S 1ST ADDITION, IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN BOOK 140 AT PAGE 129 OF THE RECORDS OF THE CEDAR COUNTY RECORDER'S OFFICE; THENCE N89°25'17"E, ALONG THE SOUTH LINE OF SAID STOOLMAN'S 1ST ADDITION, AND THE EASTERLY PROJECTION THEREOF 803.44 FEET, TO THE NORTHWEST CORNER OF LOT A OF LOT D, IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN BOOK 3 AT PAGE 265 OF THE RECORDS OF THE CEDAR COUNTY RECORDER'S OFFICE; THENCE S01°02'25"E, ALONG THE WEST LINE OF SAID LOT A OF LOT D, A DISTANCE OF 885.86 FEET, TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID INTERSTATE NO. 80; THENCE S85°19'36"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 3.75 FEET, TO A POINT 150.00 FEET NORMALLY DISTANT NORTHERLY FROM INTERSTATE NO. 80 CENTERLINE STATION 72+13; THENCE S89°35'43"W, ALONG SAID NORTH RIGHT-OF-WAY LINE 313.16 FEET, TO A POINT 160.00 FEET NORMALLY DISTANT NORTHERLY FROM INTERSTATE NO. 80 CENTERLINE STATION 69+00; THENCE N68°48'05"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 1294.32 FEET, TO THE SOUTHEAST CORNER OF THE TRACT OF LAND CONVEYED BY WARRANTY DEED, AS RECORDED IN BOOK 668 AT PAGES 88-89 OF THE RECORDS OF THE CEDAR COUNTY RECORDER'S OFFICE; THENCE N00°23'24"W, ALONG THE EAST LINE OF SAID CONVEYED TRACT, 334.42 FEET; THENCE S89°24'33"W, ALONG A LINE PARALLEL WITH AND 40.00 FEET NORMALLY DISTANT SOUTHERLY FROM THE NORTH LINE OF SAID CONVEYED TRACT, 169.05 FEET, TO A POINT ON THE WEST LINE OF SAID CONVEYED TRACT AND THE SAID EAST RIGHT-OF-WAY LINE OF RAMP "E"; THENCE N10°07'24"W, ALONG SAID WEST LINE AND EAST RIGHT-OF-WAY LINE, 40.56 FEET, TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 23.28 ACRES, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

- d. Approve rezoning of a Planned Unit Development (Kofron property). /Move to action.
 - e. Approve Northside First Addition, Parcel D Site Plan. /Move to action.
 - f. Approve Cedar's Edge Final Plat. /Move to action.
 - g. Comprehensive Plan – Approve Chapter 6 – Housing in West Branch. /Move to action.
 - h. Comprehensive Plan discussion – Chapter 8, Public Infrastructure, Facilities and Finance
5. City Staff Reports
 6. Comments from Chair and Commission Members
 7. Adjourn

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