



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, April 14, 2020 • 7:00 p.m.

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

Council Quorum May Be Present

***An electronic meeting (pursuant to Iowa Code Section 21.8) the Planning & Zoning Commission meeting will be held on Tuesday, April 14, 2020 because a meeting in person is impossible or impractical due to concerns for the health and safety of Commission members, staff and the public presented by COVID-19. Until further notice, all of our commission meetings will be held electronically only. Persons may still attend, observe and participate in the meeting at the Council Chambers, City Hall, 110 N. Poplar St., West Branch, Iowa. Social distancing practices shall be observed for any persons attending the meeting in person at City Hall.*

1. Call to Order
2. Roll Call
3. Approve Agenda/Move to action.
 - a. Approve minutes from the March 24, 2020 Planning & Zoning Commission Meeting. / Move to action.
4. Public Hearing/Non-Consent Agenda. /Move to action.
 - a. Approve the Parkside Hills Preliminary Plat. / Move to action.
 - b. Review & approve Cedar's Edge Golf Course Club House Site Plan. / Move to action.
5. Old Business
6. City Staff Reports
7. Comments from Chair and Commission Members
8. Next regular Planning & Zoning Commission meeting Tuesday, May 26, 2020.
9. Adjourn

**Meeting will be held via Zoom platform. Please contact the
City Office for call in details.**

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

Leslie Brick

From: Lacey A Sexton <L.sexton@mmsconsultants.net>
Sent: Wednesday, April 1, 2020 3:08 PM
To: 'Leslie Brick'
Cc: Ron Amelon
Subject: Parkside Hills

Leslie,

Below is a list of things we changed on the Preliminary Plat for Parkside Hills:

- Elm Street was extended to 31' wide.
- A landscape easement was added between the commercial and residential uses.
- The sidewalk was moved 3.5' inside the ROW line (Sycamore Drive).
- The grading of the basin was redesigned to install a flat bench at the water surface (Outlot B).
- Elm Street was revised to end after the private drive and short of the property line.

I will put 3 copies of the preliminary plat in the mail for you this afternoon.

Thank you,



Lacey Sexton Stutzman

Assistant Project Manager

Ofc: (319) 351-8282

L.stutzman@mmsconsultants.net

mmsconsultants.net

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PRELIMINARY PLAT PARKSIDE HILLS WEST BRANCH, CEDAR COUNTY, IOWA

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

OWNER/APPLICANT:
ADVANTAGE DEVELOPMENT INC.
1190 5TH STREET, SUITE 110
NORTH LIBERTY, IOWA 52331

APPLICANT'S ATTORNEY:
MATTHEW J. ADAM
CORALVILLE, IA 52241

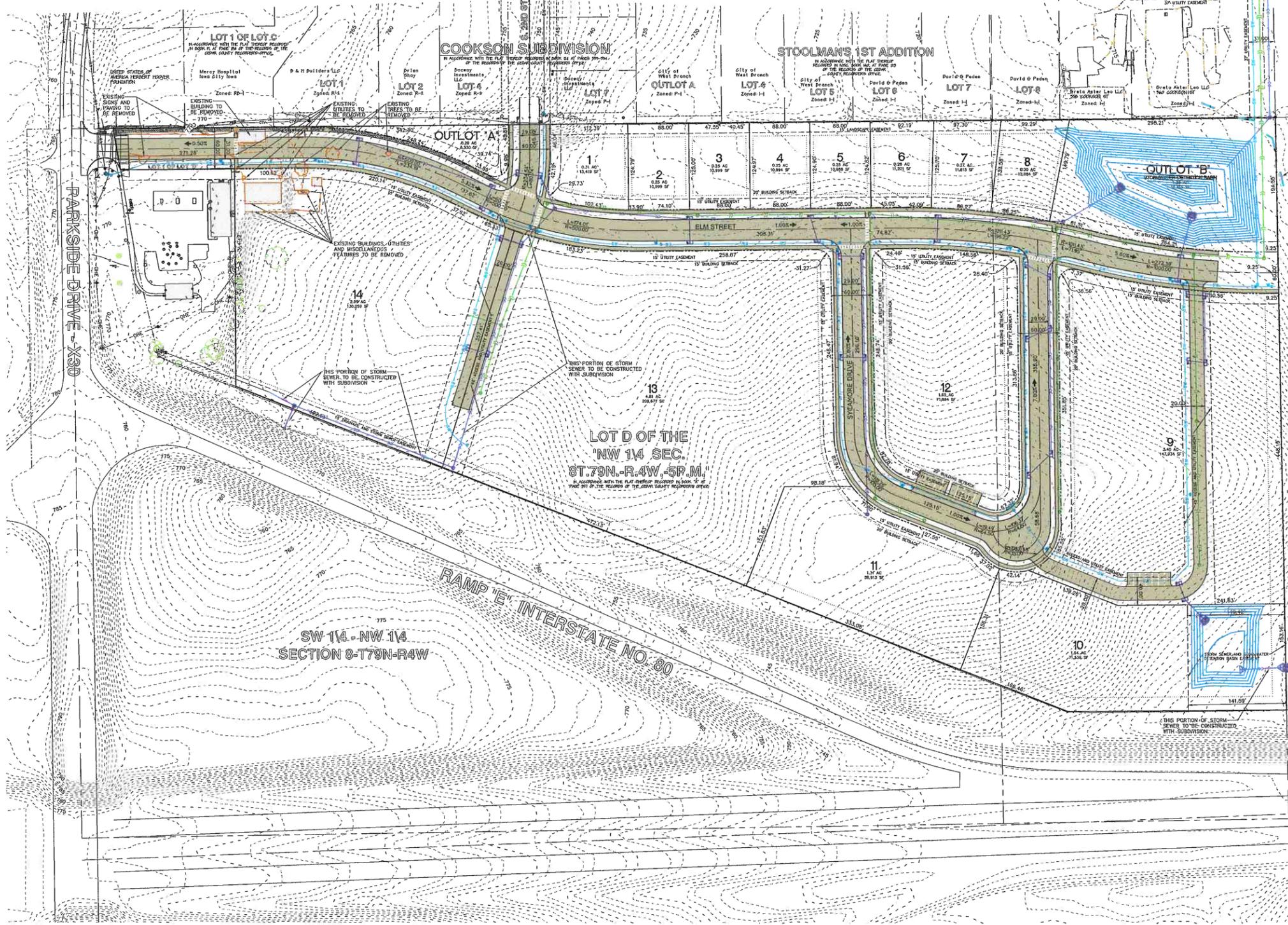


LEGAL DESCRIPTION
A PORTION OF LOT D OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 79 NORTH, RANGE 4 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, WEST BRANCH, CEDAR COUNTY, IOWA, DESCRIBED AS FOLLOWS:
Commencing at the Northwest Corner of Section 8, Township 79 North, Range 4 West, of the Fifth Principal Meridian, West Branch, Cedar County, Iowa; Thence S20°22'00"E, along the West Line of the Northwest Quarter of said Section 8, a distance of 1837.40 feet; Thence N89°24'37"E, 80.52 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°24'37"E, 232.95 feet, to the Southwest Corner of Cookson Subdivision, in accordance with the Plat thereof Recorded in Book 1211 of 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, 850.25 feet, to the Southwest Corner thereof, and the Southwest Corner of Stoolman's 1st Addition, in accordance with the Plat thereof Recorded in Book 140 of Page 128 of the Records of the Cedar County Recorder's Office; Thence N89°23'17"E, along the South Line of said Stoolman's 1st Addition, and the Eastern 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 of Page 285 of the Records of the Cedar County Recorder's Office; Thence S20°22'27"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 S80°17'30"W, along said North Right-of-Way Line, 3.75 feet, to a Point 150.00 feet normally distant Northwesterly from Interstate No. 80, station 72+13; Thence S89°35'45"W, along said North Right-of-Way Line 213.16 feet, to a Point 150.00 feet normally distant Northwesterly from Interstate No. 80, station 69+00; Thence N88°15'00"W, along said North Right-of-Way Line, 1284.32 feet, to the Southwest Corner of the Tract of Land conveyed by Warranty Deed, as Recorded in Book 668 of Pages 88-89 of the Records of the Cedar County Recorder's Office; Thence N02°23'24"W, along the East Line of said conveyed Tract, 334.42 feet; Thence S89°24'37"E, along a parallel with and 40.00 feet normally distant Southerly from the North Line of said conveyed Tract, 189.00 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.

STANDARD LEGEND AND NOTES

---	PROPERTY A/O BOUNDARY LINES
---	CROSSSECTIONAL SECTION LINES
---	RIGHT-OF-WAY LINES
---	EXISTING RIGHT-OF-WAY LINES
---	CENTER LINES
---	EXISTING CENTER LINES
---	LOT LINES, INTERNAL
---	LOT LINES, PLATTED OR BY DEED
---	PROPOSED EASEMENT LINES
---	EXISTING EASEMENT LINES
---	BENCHMARK
---	RECORDED DIMENSIONS
---	CURVE SEGMENT NUMBER
---	PROPOSED
---	EXISTING
---	POWER POLE W/BROP
---	POWER POLE W/BRANS
---	POWER POLE W/LIGHT
---	GUY WIRE
---	LIGHT POLE
---	SAWTOOTH MANHOLE
---	FIRE HYDRANT
---	WATER VALVE
---	DRAINAGE MANHOLE
---	CURB INLET
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER
---	WATER LINES
---	ELECTRICAL LINES
---	TELEPHONE LINES
---	GAS LINES
---	CONTOUR LINES (2' INTERVAL)
---	PROPOSED GROUND
---	EXISTING TREE LINE
---	EXISTING DECIDUOUS TREE & SHRUB
---	EXISTING EVERGREEN TREES & SHRUBS

NOTES:
1. A PORTION OF THIS SITE RESIDES WITHIN THE FEMA 100-YEAR FLOOD ZONE (LINE CHANGE) AS NOTED IN FEMA PANEL NUMBER 1903IC0212C, EFFECTIVE DATE: 08/19/2013.
2. PRIVATE DRIVES AND UTILITIES IN LOTS 9, 13 AND 14 SHALL BE CONSTRUCTED WITH SITE PLAN IMPROVEMENTS UNLESS NOTED OTHERWISE.

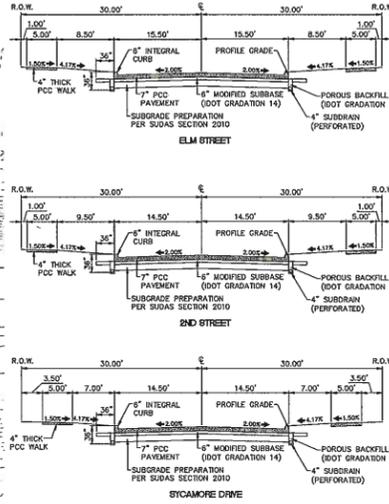


DEVELOPMENT CHARACTERISTICS

EXISTING ZONING: PUD

LOTS 1 THROUGH 8	FRONT YARD SETBACK	20 FEET
	SIDE YARD SETBACK	5 FEET
	REAR YARD SETBACK	20 FEET
LOTS 9 THROUGH 14	FRONT YARD SETBACK (ELM STREET)	15 FEET
	FRONT YARD SETBACK (SYCAMORE DRIVE)	20 FEET
	SIDE YARD SETBACK	15 FEET
	REAR YARD SETBACK	20 FEET

TYPICAL STREET SECTIONS



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-6282
www.mmsconsultants.net

PRELIMINARY PLAT

PARKSIDE HILLS
WEST BRANCH
CEDAR COUNTY
STATE OF IOWA

MMS CONSULTANTS, INC.
Date: 02-14-2020
Designed by: JDM
Drawn by: MAM
Checked by: RLA
Project No: IOWA CITY 6992-287
Sheet No: 1

RECEIVED
3/31/2020
2:17 pm

LEGAL DESCRIPTION:

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 500'±24.67', along the West Line of the Northwest Quarter of said Section 8, a distance of 1627.40 feet; Thence N89°23'27"E, 65.52 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 of Pages 333-334 of the Records of the Cedar County Recorder's Office; Thence N89°22'27"E, along the South Line of said Cookson Subdivision, 650.25 feet, to the Southeast Corner thereof, and the Southwest Corner of Stokolski's 1st Addition, in accordance with the Plat thereof Recorded in Book 149 of Page 124 of the Records of the Cedar County Recorder's Office; Thence N89°25'11"E, along the South Line of said Stokolski's 1st Addition, and the Eastern projection thereof 623.44 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°02'20"W, 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 S88°18'59"W, along said North Right-of-Way Line, 3.75 feet, to a Point 150.00 feet normally distant Northwesterly from Interstate No. 80, continue station 69+00; Thence S89°35'43"W, along said North Right-of-Way Line 313.16 feet, to a Point 160.00 feet normally distant Northwesterly from Interstate No. 80, continue station 69+00; Thence N88°48'00"W, along said North Right-of-Way Line, 108.72 feet, to the Southeast Corner of the Tract of Land conveyed by Warranty Deed as Recorded in Book 608 of Pages 68-69 of the Records of the Cedar County Recorder's Office; Thence N00°23'24"W, along the East Line of said conveyed Tract, 334.47 feet; Thence S88°24'33"W, along a line parallel with and 40.00 feet normally distant Southerly from the North Line of said Conveyed Tract, 189.55 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, 40.58 feet, to the Point of Beginning. Said tract of land contains 23.28 Acres, and is subject to easements and restrictions of record.

DEVELOPMENT CHARACTERISTICS:

BUILDING CHARACTERISTICS:	
0 DUPLEXES	16 UNITS
22 TOWNHOMES	56 UNITS
2 12-PLEX BUILDINGS	24 UNITS
TOTAL RESIDENTIAL UNITS	96 UNITS
COMMERCIAL SPACE	23,642 SF
HOTEL	14,103 SF
INDEPENDENT LIVING	35,225 SF
STORAGE UNITS	15,507 SF
TOTAL SITE AREA	23.28 ACRES
GREEN SPACE	11.11 ACRES (48%)



PARKSIDE HILLS PROPERTY EXHIBIT

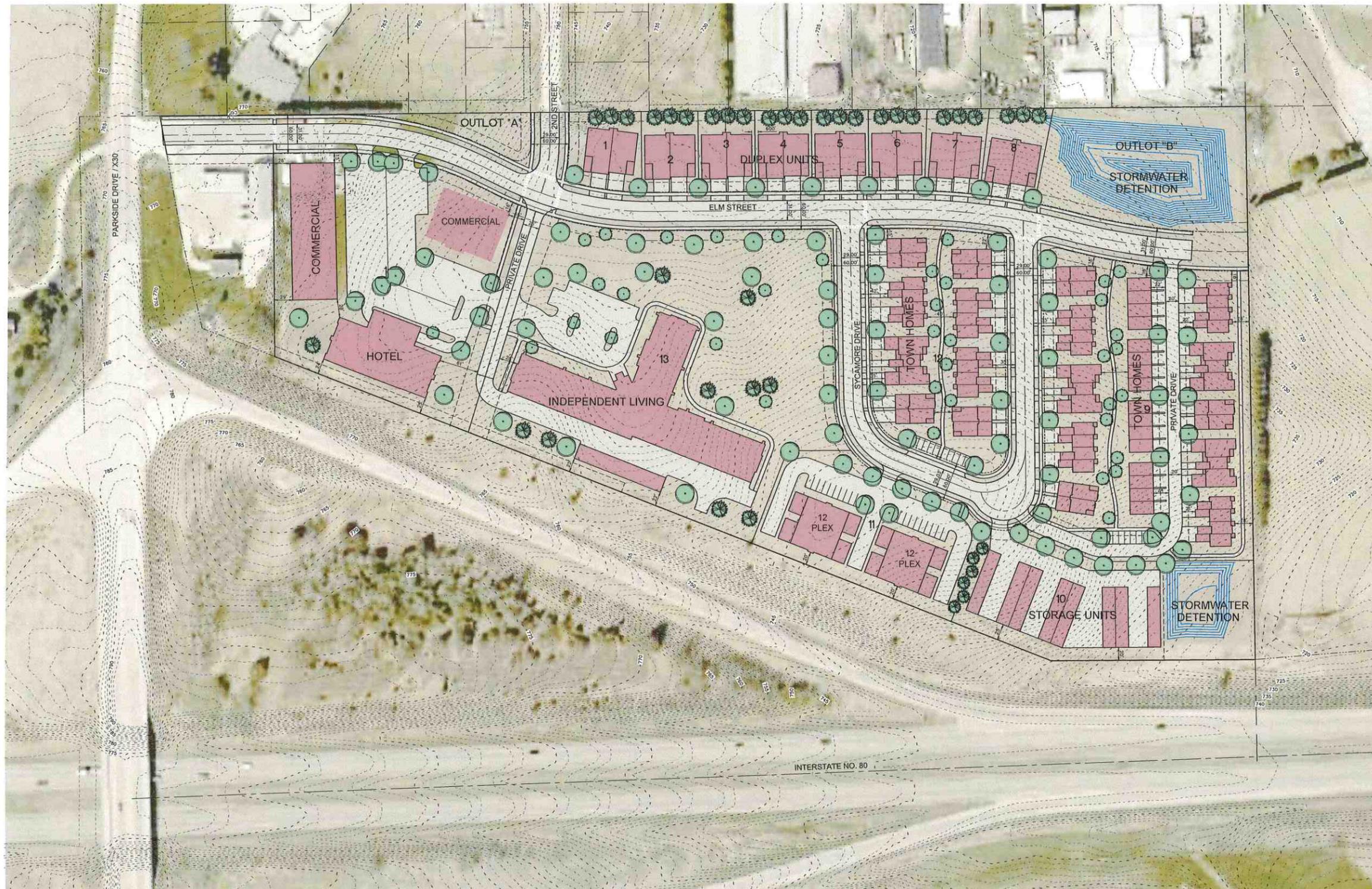
WEST BRANCH, CEDAR COUNTY, IOWA



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 3/31/2020
 2:17 p.m.



Date	Revision
03-24-2020	per city engineer comments -jdn

WEST BRANCH
PROPERTY
EXHIBIT

PARKSIDE HILLS

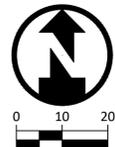
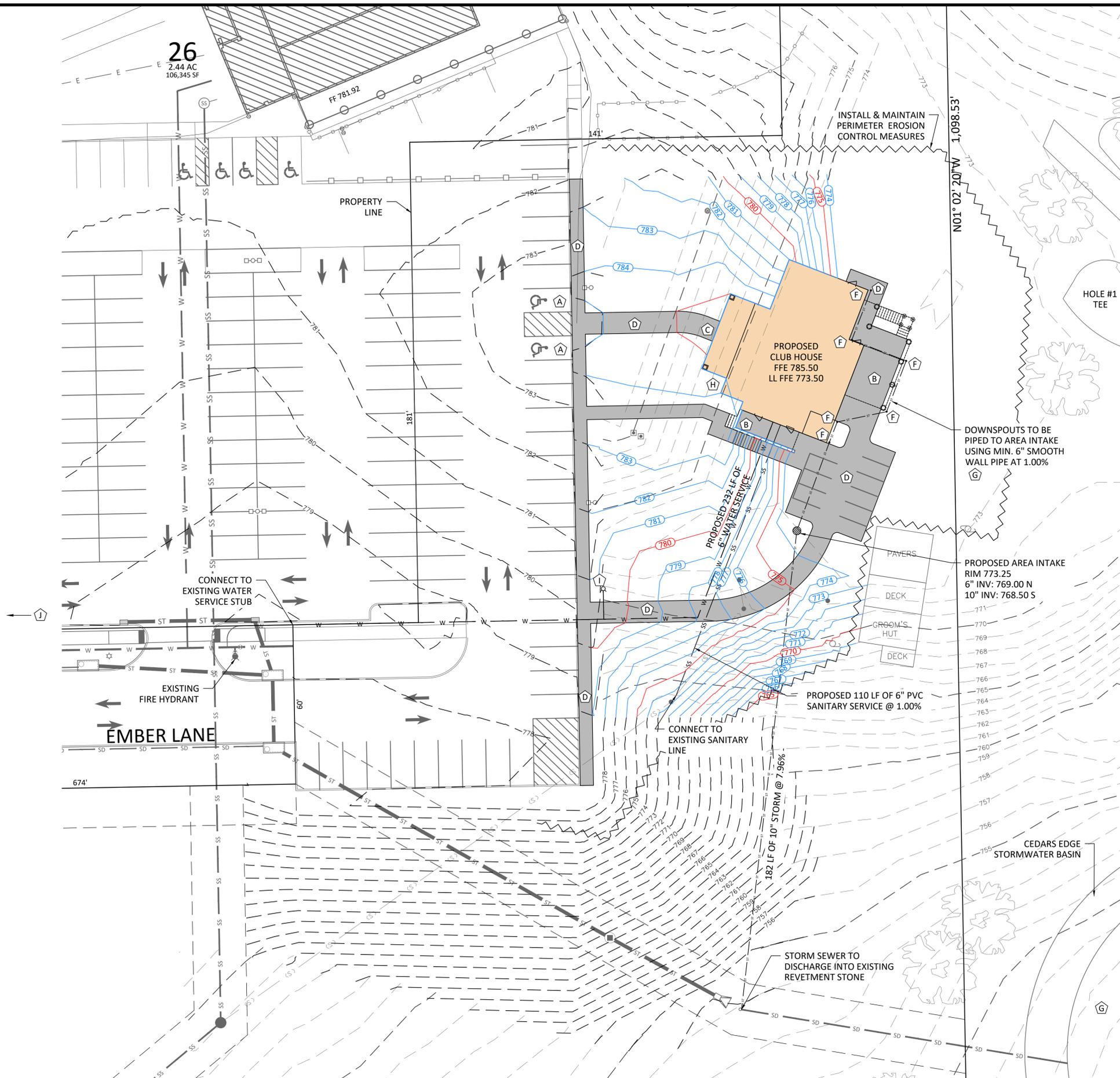
WEST BRANCH
CEDAR COUNTY
STATE OF IOWA

MMS CONSULTANTS, INC.

Date:	02-14-2020
Designed by:	JFM
Drawn by:	MAK
Checked by:	RLA
Project No.:	IOWA CITY 6992-287
Sheet Book No.:	1239
Scale:	1"=50'
Sheet No.:	1

SITE PLAN KEYNOTES:

- A** ACCESSIBLE STALL WITH SIGN - VAN ACCESSIBLE SPACE
- B** MAIN LEVEL DECK - REFER TO ARCHITECTURAL PLANS
- C** CLUBHOUSE ENTRANCE - MAIN LEVEL MAINTAIN ADA COMPLIANT CONDITIONS
- D** PROPOSED CONCRETE WALK
- E** PROPOSED ELECTRICAL TRANSFORMER. COORDINATE SIZE AND FINAL LOCATION WITH MEP PLANS AND UTILITY COMPANY
- F** DOWNSPOUT LOCATION. COORDINATE SIZE AND FINAL LOCATION WITH ARCHITECTURAL PLANS.
- G** SITE RUNOFF TO BE DIRECTED TO STORM WATER BASIN PERMITTED AND CONSTRUCTED AS PART OF CEDARS EDGE DEVELOPMENT
- H** FIRE DEPARTMENT CONNECTION (FDC). REFER TO ARCHITECTURAL PLANS
- I** HYDRANT MUST BE WITHIN 100' OF FDC.
- J** TRASH COLLECTION FACILITIES TO BE SHARED WITH ADJACENT PROPERTY AND LOCATED AT SW CORNER OF ADJACENT PARKING LOT



ENGINEER: _____

REV	DATE	DESCRIPTION OF CHANGES

ISSUED FOR:	DATE ISSUED:
CITY REVIEW	APRIL 8, 2020

PROJECT NAME:	CLIENT NAME:
CEDARS EDGE CLUB HOUSE WEST BRANCH	SEXTON CONSTRUCTION

SHEET NAME:	PROJECT NO.:	PROJECT MANAGER:
SITE AND UTILITY PLAN	18-0013	BOELK