



PLANNING AND ZONING COMMISSION MEETING
Tuesday, November 26, 2024 • 7:00 p.m.
West Branch City Council Chambers, 110 N. Poplar St.
Council Quorum May Be Present

<https://zoom.us/j/5814699699>

or dial in phone number 1-312-626-6799 with Meeting ID 581 469 9699

1. Call to Order
2. Roll Call
3. Approve Agenda/Move to action.
 - a. Approve minutes from the September 24, 2024 meeting.
4. Public Hearing/Non-Consent Agenda. /Move to action.
 - a. Public Hearing – Proposed Amendment to Chapter 165 – add a new zoning district “Prosperity Pathway Interim Development Overlay District”
 - b. Review and approve draft Ordinance language for Prosperity Pathway Interim Development Overlay District – Amending Chapter 165 – Zoning Regulations. / Move to action.
 - c. Review and approve Bedrock Industrial – Part 1 final plat. /Move to action.
 - d. Waiving the right to a formal review of an extra-territorial jurisdiction (development occurring within 2 miles of city limits) Slach-Vikel Subdivision. / Move to action.
5. City Staff reports
6. Comments from Chair and Commission Members.
7. Next regular Planning & Zoning Commission meeting Tuesday, January 28, 2025.
8. Adjourn

Planning & Zoning Commission Members: Chair John Fuller, Vice Chair Ryan Bowers, Brad Bower, Matt Van Scoyoc, Madison Conley, Max Kober, Ryan Foley • **Zoning Administrator:** Terry Goerd
Mayor: Roger Laughlin • **Council Members:** Mike Horihan, Colton Miller, Jodee Stoolman, Jerry Sexton, Tom Dean
City Administrator: Adam Kofoed **City Clerk:** Leslie Brick • **Fire Chief:** Kevin Stoolman • **Police Chief:** Greg Hall
• **Public Works Director:** Matt Goodale

City of West Branch Planning & Zoning Commission Meeting
September 24, 2024
West Branch City Council Chambers, 110 North Poplar Street

Chairperson John Fuller called the Planning & Zoning Commission meeting to order at 7:00 p.m.
Commission members present: John Fuller, Ryan Bowers, Matt Van Scoyoc and Max Kober.
Absent: Brad Bower and Madison Conley
City Staff present: City Clerk Leslie Brick and Zoning Administrator Terry Goerdt.
Public present: Jon Marner, MMS Consultants

APPROVE AGENDA/CONSENT AGENDA/MOVE TO ACTION.

Motion by Bowers, second by Van Scoyoc. Motion carried on a voice vote.

PUBLIC HEARING/NON-CONSENT AGENDA

Approve a revised Final Plat for Heritage Hill. /Move to action.

This item came to the commission in August 2024 and the City Engineer and commission requested revisions to the final plat which now includes platting individual lots for the residential homes. Jon Marner, of MMS Consultants was present on behalf of Heritage Hill and stated that the changes the City Engineer and Commission had been made. Goerdt said he spoke with the City Engineer and upon a site review, it was noticed that the proposed trail and retaining wall at the south entrance (on E. Main Street), has a safety issue for trail users in that the trail will follow the retaining wall and not provide a buffer of green space and could be potential liability for the City. Goerdt asked if the developer could move the retaining wall more to the west and provide at least three feet of green space between the trail and the wall or install a railing along portions of the retaining wall. Marner said he thought the developer would be more amicable to adding green space as a buffer rather than a railing which would require future maintenance. Marner viewed the plat and said there was approximately seven feet between the train and the property line and that additional green space could be added as a buffer. Van Scoyoc asked if the storm water drainage had been corrected since the last ran event where storm water was pouring onto neighboring properties on to the west. Bowers (who also works as a contractor on the project) said that storm water issues have now been addressed. The commission agreed that the revised final plat could move forward to the City Council with the contingency of the green space buffer added along the trail as discussed.

Motion by Bowers, second by Van Scoyoc to approve the agenda. Motion carried on a voice vote.

City Staff Reports

Goerdt said Heritage Hill is starting to fill up with new residents. He said one twelve-plex is complete and fully rented and the second one has renters for October 1st. He also said that one of the five-unit townhomes on N. 4th Street all have certificates of occupancy and ready to go. He also mentioned that The Meadow Part 5 (on Prairie View Dr.) has several lots sold with a variety of single-family and zero-lot dwellings.

Comments from the Chair and Commission

Fuller informed the Commission that in recent weeks there has been a lot of discussion surrounding creating an overlay zone in West Branch, specifically along Main Street. Fuller said an overlay zone is defined as regulatory tool that creates a special zoning district, placed over existing base zone(s), which identifies special provisions in addition to those in the underlying

base zone. He said that discussions have led the City to consider establishing an interim “Main Street Development Zone” as an overlay has been discussed with the City Council, Main Street and the Historic Preservation Commission, of which all are in support of. Fuller said the reason for the overlay zone is protect the historic nature of West Branch’s Main Street, promote economic development and maintain current building facades. He said this overlay zone would affect new commercial businesses but not residential properties. Fuller said the groups have also discussed that this would initially have a trial period of two to three years to see how things go and if the overlay district should continue. Fuller said a draft ordinance is with the City Attorney for his review and that Fuller would share it with the Commission upon completion.

Adjourn

Motion by Bowers, second by Fuller to adjourn the Planning & Zoning Commission meeting. Motion carried on a voice vote. The meeting adjourned at 7:24 p.m.

Submitted by:
Leslie Brick
City Clerk

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING ON THE PROPOSED AMENDMENT TO CHAPTER 165 OF THE WEST BRANCH ZONING ORDINANCE.

YOU ARE HEREBY NOTIFIED that a public hearing will be held by the West Branch Planning and Zoning Commission in the Council Chambers at the City Office, located at 110 N. Poplar Street in West Branch, IA at 7:00 p.m. on **Tuesday, November 26, 2024**. The public hearing will introduce a new zoning classification “Prosperity Pathway Interim Development Overlay District” and add the language in the aforementioned Chapter 165 “Zoning Regulations”.

All interested persons are invited to attend these meetings 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.

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING ON THE PROPOSED AMENDMENT TO CHAPTER 165 OF THE WEST BRANCH ZONING ORDINANCE.

YOU ARE FURTHER NOTIFIED that a public hearing will be held by the City Council of the City of West Branch, Cedar County, in the Council Chambers at the City Office, located at 110 N. Poplar Street in West Branch, IA at 7:00 p.m. on **Monday, December 2, 2024**. The public hearing will introduce a new zoning classification “Prosperity Pathway Interim Development Overlay District” and add the language in the aforementioned of Chapter 165 “Zoning Regulations”.

All interested persons are invited to attend these meetings 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.

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 165 – ZONING REGULATIONS

Section 1: Amendment. The Code of Ordinances is hereby amended by the City Council of West Branch, Iowa by adding the following new section to Chapter 165, Zoning Regulations, Section 165.37 “Prosperity Pathway Interim Development Overlay District.”

(Insert after current subsection)

165. 37 Prosperity Pathway Interim Development Overlay District

1. Purpose: The purpose of the Prosperity Pathway Interim Development Overlay (IDO) is to temporarily regulate the establishment of uses, construction of new buildings and demolition or alteration of existing structures in the Prosperity Pathway where potential development could be detrimental or have adverse impacts on current planning, land use or zoning studies underway.
2. Applicability: The Prosperity Pathway IDO is adopted as an amendment to the Zoning Code and shall be illustrated on the Zoning Map and applied to the base district designation. Where inconsistencies exist between the Prosperity Pathway IDO regulations and other provisions of the Municipal Code, the Prosperity Pathway IDO regulations shall apply. The Prosperity Pathway IDO incorporates the Sub-boundaries of the Main Street Sub-District and the Historic District. Both districts will have additional review processes outlined within this ordinance and said sub-district boundaries shall be shown on the Zoning Map and applied to the base district designation.
3. District and Sub-district boundaries:
See Exhibit "i-iii"
4. Definition: “Substantial improvement” includes the following:
 - a. Any new building construction within the Prosperity Pathway IDO or any renovation of an existing structure that involves any modification of the exterior appearance of the structure by virtue of adding or removing exterior windows or doors or altering the color or exterior materials of existing walls.
 - b. All facade improvements, changes, alterations, modifications or replacement of existing facade materials will be considered a substantial improvement.
 - c. A substantial improvement also includes any increase or decrease in existing building height and/or alteration of the existing roof pitch or appearance.
 - d. Routine repair or replacement of existing roof materials that do not materially change the appearance, shape or configuration of the existing roof will not be considered a "substantial improvement".
 - e. Owner-occupied detached single-family residences will not be subject to these regulations.

- f. Within the Main Street Sub-District "substantial improvement" also Includes:
 - i. New, modified or replacement awning structures or similar material extensions over the public sidewalk area.
 - ii. Demolition or Removal of any portion of a building otherwise not specified by these regulations.
 - iii. New, modified or replacement of permanent signage.

5. Land Uses

- a. Permitted Uses: Allowable new uses within the overlay district include typical commercial, professional office and service-oriented businesses, uses or facilities, including hotels and lodging facilities and, all such uses currently allowed in the RB-1 Neighborhood Commercial, CB-1 and CB-2 Commercial Business District Commercial unless herein limited.
 - b. If the underlying zoning district is more restrictive than the CB-1 and CB-2 Commercial Business Commercial district, then only those uses permitted in the more restrictive district shall be allowed.
 - c. No residential or storage use may be established on the ground floor of any store front or shop front located within the area zoned CB-1 and CB-2, Commercial Business District Commercial. Residential uses are encouraged to be established in upper levels of commercial facilities.
6. Prohibited Uses. These prohibited uses are incompatible with the historic, commercial, and aesthetic goals of the Prosperity Pathway IDO, which prioritizes preserving the character of West Branch's downtown as a vibrant, service-oriented area."
- a. Within the boundaries of the Main Street Sub-District as defined in the city zoning map, the following uses are prohibited for all first-floor commercial storefronts:
 - b. Storage: No first-floor commercial storefront may be used primarily or exclusively for storage of goods, materials, equipment, or any other non-retail items, except as incidental to an active, permitted commercial use.
 - c. Residential: No first-floor commercial storefront may be converted to or used for residential purposes, including but not limited to apartments, condos, or other living spaces.
 - d. Mechanic Shops
 - e. Recreational Drug Stores, including liquor, tobacco, marijuana and other recreation drugs
 - f. Gas Stations
 - g. Pawn Shops
 - h. Lumber Yards
 - i. Building or construction supply business
 - j. Truck Terminals
 - k. Boat Sales
 - l. Vehicle Sales

- m. Pre-Assembly Yards
 - n. Light manufacturing
 - o. Firework Sales
7. Conditional Uses: All Conditional Use Site and Building Plans shall be reviewed by the Planning and Zoning Commission and City Council prior to proceeding to the Zoning Board of Adjustment for consideration.
8. Site and Building Plan Review Process: Any proposed substantially improved or new building structure or development, must submit a detailed site plan, building plan and color renderings for review as established below:
- a. Prosperity Pathway IDO Review: Any proposed substantial improvement or new building structure located in the Prosperity Pathway IDO, including proposed residential facilities, must submit a detailed site plan and building plan for review and approval by the Planning and Zoning Commission and the City Council.
 - b. Main Street Sub-District: Any proposed substantial improved or new building structure located within the Main Street West Branch Sub- district, including proposed residential facilities, must submit a detailed site plan and building plan for review and recommendation by the Main Street West Branch Board of Directors or their designee for consistency with the Iowa Main Street program. Design Guidelines prior to the project being reviewed by the Planning and Zoning Commission and City Council.
 - c. Historic District Review: Any proposed substantial improvement or new building structure located within the Historic District, shall be reviewed by the Historic Preservation Commission, or their designee, and a report provided to determine whether the project would be consistent with the Historic District. Any substantial improvement or new building structure located within the Historic District that is determined to detract from the Historic District shall be denied.
9. Site and Building Design Considerations:
- a. Elements to be considered in this review process are proposed use, proposed building improvements or new structural elements, with particular attention to exterior building design elements, landscaping and how the proposed improvement or development will complement existing and proposed uses and building design elements.
 - b. The upcoming comprehensive plan will be considered during this review process. In the event the City Council determines that the proposed project is not consistent with the direction of the comprehensive plan, the project may be delayed until such time the plan is complete.
 - c. Paramount in this review will include consideration of, exterior building materials on all sides, coloration of materials, building height, roof line, size and location of windows and doors, roof mounted appurtenances, and facades.

10. Design Elements

- a. Proportion: The relationship of width and height of the front elevations of adjacent buildings shall be considered in the construction or alteration of a building. The relationship of width and height of windows and doors of adjacent buildings shall be considered in the construction or alteration of a building. Particular attention must be given to the scale of street level doors, walls and windows. Large expanses of blank wall spaces at street level are to be discouraged, unless utilized for approved public art installation.
 - b. Color: Building colors should emphasize light and muted colors, with earth tones dominant. Saturated hues and bright colors except for use in small areas is not encouraged.
 - c. Architectural features: Architectural features including but not limited to cornices, entablatures, doors, windows, shutters, fanlights and other elements prevailing in the area shall be considered in the construction or alteration of a building. For properties outside the Historic District, it is not intended that the details of existing buildings be duplicated precisely, but those features should be suggestive of the extent, nature and scale of details that would be appropriate on new buildings or associated with building alterations.
 - d. Materials and Texture: Architectural design within this area shall recognize the importance of material strength and permanency through the selection of building materials and the principle of structural strength and permanency shall dominate the structural and exterior materials and components. The primary material shall constitute at least 25% of the wall area, excluding glass. The primary exterior material shall consist of a combination of brick, architectural concrete panels, textured concrete block, or architectural steel, or stone panels.
 - e. No wood, Masonite, asphaltic exterior wall or roof material, aluminum or steel siding, non-architectural sheet metal, non-textured concrete block, stucco, vinyl, E.I.F.S. (Exterior Insulation and Finish Systems) or other similar materials shall constitute any portion of any building, except as trim.
 - f. In the Main Street Sub-District and Historic District, the Main Street Design Guidelines shall regulate Material and Texture.
11. Emergency Repairs: In the case of emergency repairs of no more than 65% of the building's assessed value is needed as the result of unanticipated building or facade damages due to events such as fire, vandalism, or weather-related damages, site plan review will not be required, provided that the needed repairs do not alter the appearance of the structure prior to the event causing the unanticipated damages.
12. Signage: Signage within the Main Street and Historic District should align with the aesthetic goals of the district, with size and placement ensuring visual harmony. Businesses are encouraged to utilize traditional materials such as wood or metal for

signage to maintain historical continuity. All signage shall conform to requirements of the Chapter 165.42 Signs, except as provided for below:

- a. Electronic Message Center Signs shall not be permitted within the Prosperity Pathway IDO.
- b. In the Main Street West Branch Sub-District and the Historic District signage shall be reviewed by the City Administrator and Historic Preservation Chair

13. Exterior Lighting: All lighting within the West Branch Main Street District must provide warm white of up to 2,900 Kelvin degrees.

Renumber all remaining sections after these changes.

~~Section 1. Time Frame: This Ordinance shall be of no further force or effective thirty-six (36) months after adoption unless prior to that date, after a public hearing, the City Council by majority vote extends the Prosperity Pathway IDO Overlay District.~~

Section 2. Conflicts. All ordinances or parts of ordinances not specifically provided for and in conflict with the provisions of this ordinance are hereby repealed.

Section 3. Adjudication. If any section, provision, or part of this ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof no adjudged invalid or unconstitutional.

Section 4. Effective Date. This ordinance shall be in full force and effect after its passage, approval and publication as required by law.

Passed and approved this _____ day of _____, 2025.

First Reading:
Second Reading:
Third Reading:

Roger Laughlin, Mayor

ATTEST:

Leslie Brick, City Clerk

I certify that the foregoing was published as Ordinance No. _____ on the _____ day of _____, 2024.

City Clerk

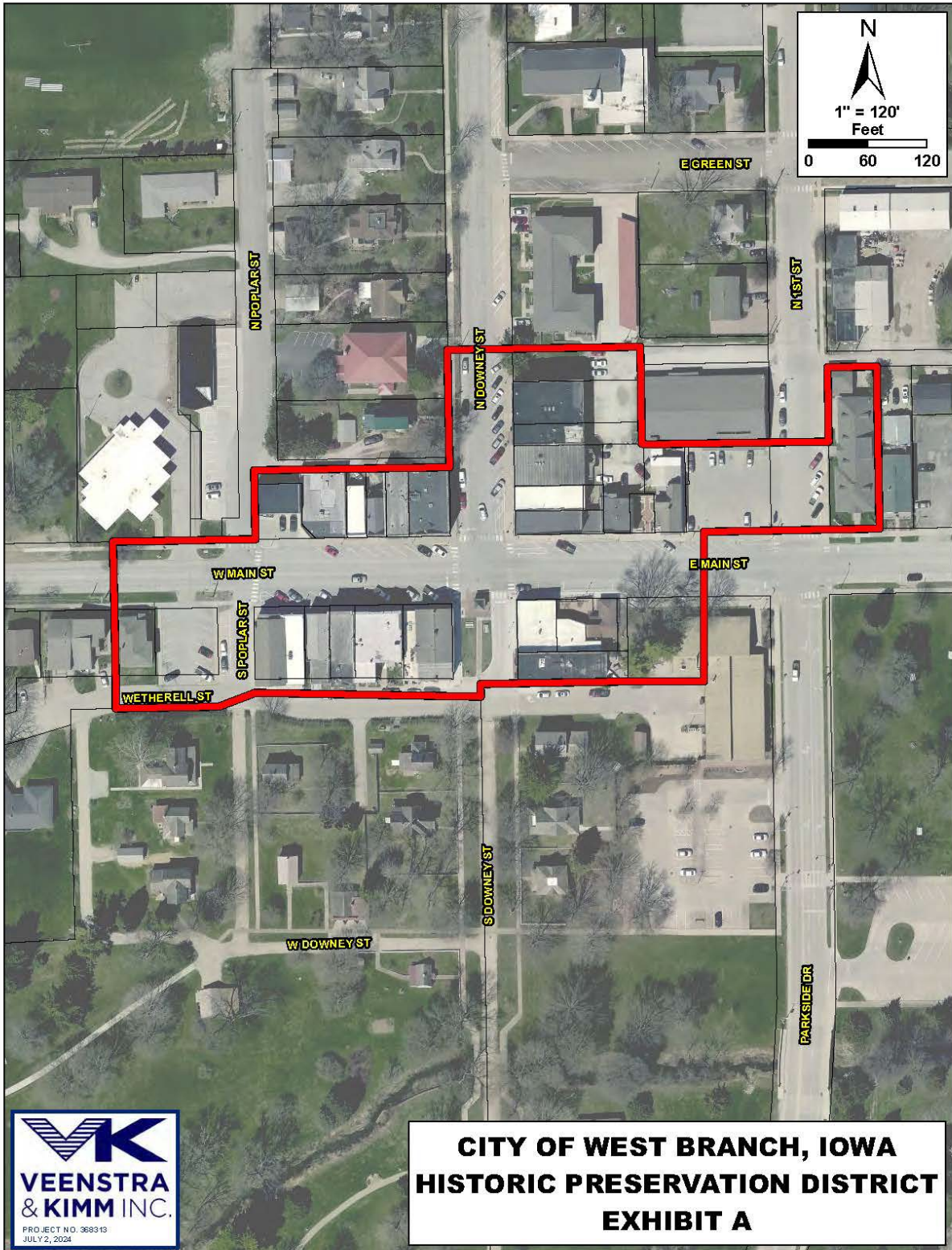
Exhibits

Prosperity Pathway Interim Development Ordinance

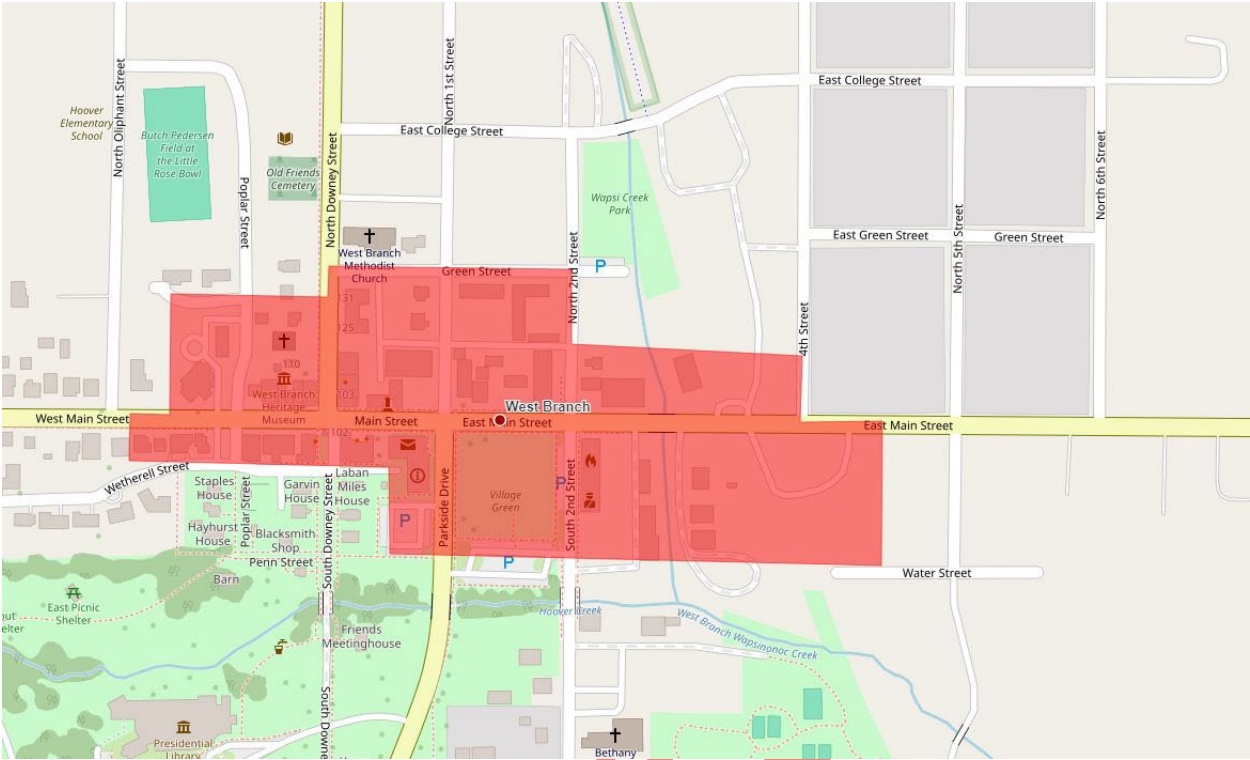
- i. Historic District.
- ii. Main Street Sub-district
- iii. Prosperity Pathway Interim Dev. Overlay Dist.

DRAFT

Historic District



Main Street Sub-District



FINAL PLAT APPLICATION

Applicant Name: Axiom Consultants

Address: 300 S Clinton Street, #200 Iowa City IA 52240
Street or PO Box City State Zip Code

Phone: (319) 400-1056

Email: bboelk@axiom-con.com

Signature: *Bruce Boelk*

Additional Contact

Name: _____

Phone: _____

Email: _____

Property Owner (if other than applicant)

Name: Bedrock LLC (Andy Bockenstedt)

Address: 3500 Dolphin Dr SE Iowa City IA 52240
Street or PO Box # City State Zip Code

Phone: (319) 331-1558

Email: andy.j.bock@gmail.com

During the review process City staff, Planning & Zoning Commission or City Council Members may visit the property. If the property owner does not wish to allow visitors onto the property, please sign below:

Property Information

Address (if none, list name of closest streets): S Downey St (Baker Ave) & Fawcett Drive

Assessor's Parcel # (Attach Legal Description): 0500-13-17-100-001-0

Subdivision Name: Bedrock Industrial - Part I

Number of Lots: 1 Property Size: 26.3 Current Zoning: HCI

Subdivider's Engineer

Name: Axiom Consultants

Address: 300 S Clinton Street, #200 Iowa City IA 52240
Street or PO Box # City State Zip Code

Phone: (319) 400-1056

Email: bboelk@axiom-con.com

PRELIMINARY CHECKLIST

Please attach following items. Additional materials may be required during the review process. Failure to submit the complete application materials may result in delays in processing, use the following checklist on page 3 & 4 to confirm that application is complete.

Submittal Deadline: 1st working day of the month at 12:00 p.m. Final Plat Fee: \$300.00. Special meeting request fees are \$150.00 per meeting.

Submittal Requirements:

- 1 completed copy of this application form, including checklist.
- 2 scalable copies folded to 8.5"x11" & Acrobat "PDF" files emailed to leslie@westbranchiowa.org
- Other information requested by City Staff for review of the proposed project.

For Staff Use:

10/21/24 Date application and Final plat received

10/21/24 Information forwarded to City Engineer, City Attorney, Planning & Zoning Commission, Building Inspector, Public Works Director and Fire Chief

_____ Comments received from:

_____ City Engineer	_____ City Attorney
_____ Building Inspector	_____ Public Works Director
_____ Fire Chief	

_____ Comments forwarded to Planning & Zoning Commission.

11/26/24 Date or 1st Planning & Zoning Commission meeting

- _____ Date of Planning & Zoning Commission Approval
- _____ Stamp Final Plat 'Approved' – email to Subdivider, their engineer & City Council
- _____ Forward approved Final Plat to City Attorney for creation of Resolution
- _____ Invoice Subdivider for Engineering fees
- _____ Date of 1st City Council meeting, preceding P&Z approval
- _____ Final Plat Resolution # _____, approved _____

Signature of City Staff / Title _____ **Date** _____

City of West Branch - Final Plat Requirements: Chapter 166.11

- Title under which the subdivision is to be recorded.
- The linear dimensions (as required by the Iowa Code) of the subdivision boundary, lot lines, streets and alleys. These should be exact and complete to include all distances, radii, arc, chords, points of tangency and central angles.
- Street names and clear designations of public alleys. Streets that are continuations of present streets should bear the same name. If new names are needed, they should be distinctive. Street names may be required to conform to the City plan (and approved by Cedar County EMA).
- Description and location of all permanent monuments set in the subdivision to be placed at all block corners, at all angles and points of curve of the street and alley property lines, and at all corners and angles on the exterior boundary. The plat shall show that the subdivision is tied to a physically monumented land line, which is identified by two U.S. public land survey systems corners, or by two physically monumented corners of a recorded subdivision.
- The plat should be signed and acknowledged by the subdivision land owner and his or her spouse.
- A sealed certification of the accuracy of the plat by a land surveyor who prepared the final plat.
- Signatures of utilities approving easements and locations of utilities.
- The legal description of the area being platted.
- Identification of all adjoining properties, and where such adjoining properties are part of recorded subdivisions, the names of those subdivisions.
- Any other pertinent information, which may include a site development plat, necessary for the proper evaluation of the plat.
- The locations, dimension and uses of all proposed easements.

Final Plat Attachments: Chapter 166.12 – Subdivider shall cause all documents to be recorded and copies provided to the City before construction begins.

- A correct description of the subdivision land.
- A statement by the proprietors and their spouses, if any, that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before an officer authorized to take the acknowledgments of deeds. The statement by the proprietors may also include a dedication to the public of all lands within the plat that are designated for streets, alleys, parks, open areas, school property, or other public used, if the dedication is approved by the Council.
- An opinion by an attorney-at-law who has examined the abstract of title of the land being platted. The opinion shall state the names of the proprietors and holders of mortgages, liens or other encumbrances on the land being platted and shall note the encumbrances, along with any bonds securing the encumbrances. Utility easements shall not be construed to be encumbrances for the purpose of this section.
- A certificate of the County Treasurer that the land is free from certified taxes and certified special assessments or that the land is free from certified taxes and that the certified special assessments are secured by bond in compliance with Section 354.12 of the Code of Iowa.
- A statement from the mortgage holders of lienholders, if any that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before an officer authorized to take the acknowledgement of deeds. An affidavit and bond as provided for in Section 354.12 of the Code of Iowa may be recorded in of the consent of the mortgage or lienholder. When a mortgage or lienholder consents to the subdivision, a release of mortgage or lien shall be recorded for any areas conveyed to the City or dedicated to the public.

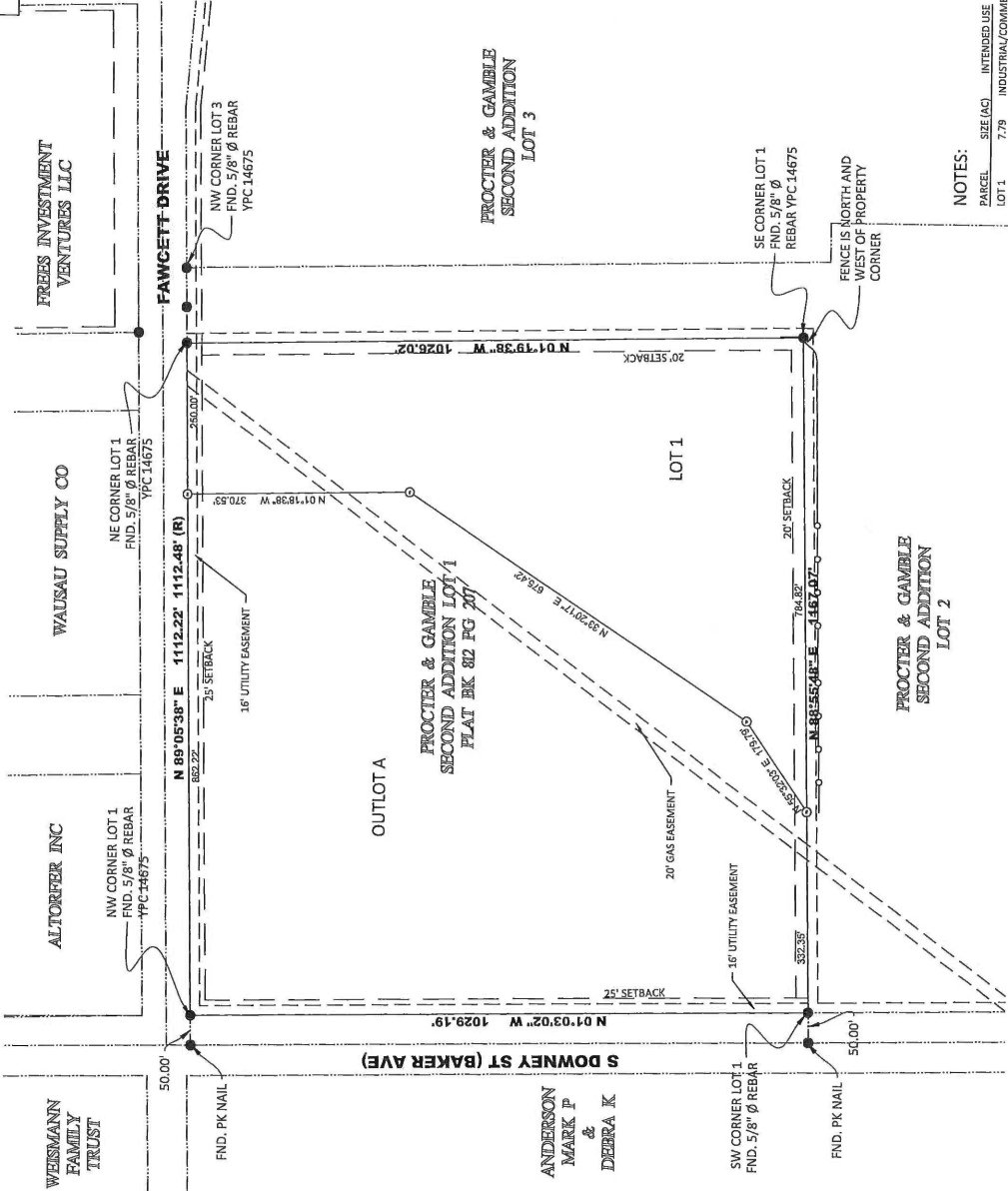
- A certificate of dedication of streets and other public property.
- A statement of restriction of all types that run with the land and become covenants in the deeds of lots.
- A resolution and certificate of approval by the Council and for signatures of the Mayor and Clerk.
- Design plans for all public improvements prepared under the direction of a registered professional engineer licensed in the State, including plan and profiles, typical cross sections and specifications of street improvements and utility systems, to show the location, size and grade. These should be shown on a fifty (50) foot horizontal scale and a five (5) foot vertical scale with west or north at the left.
- A certificate by the City Engineer or similar official within two (2) weeks of submission that all required improvements and installations have been completed, or that a letter of credit or performance bond guaranteeing completion has been approved by the City Attorney and filed with the Clerk, or that the Council has agreed that the City will provide the necessary improvements and installations and assess the costs against the subdivider or future property owners in the subdivision, or by agreement between the City and subdivider as to installation and assessment of such improvements.
- The encumbrance bond, if any.
- Final plans, following completion of construction, identifying the as-built location and elevation of all public improvements installed.
- A statement by a registered land surveyor that the plat was prepared under the surveyor's direct personal supervision, signed and dated by the surveyor and bearing the surveyor's Iowa registration number or seal.

Process: Staff will review the first submittal and issue a preliminary report listing required and recommended changes, and will include a date by which a revised complete set of 7 copies is required to be submitted for final staff review and for Planning & Zoning Commission and Council consideration. Along with a revised set, Acrobat "PDF" files of all materials are required.

BEDROCK INDUSTRIAL - PART 1

FINAL PLAT

A RESUBDIVISION OF PROCTER & GAMBLE SECOND ADDITION, LOT 1 IN THE NW 1/4 OF SEC. 17-T79N-R4W IN THE CITY OF WEST BRANCH, CEDAR COUNTY, IOWA

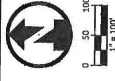


LEGAL DESCRIPTION

BEDROCK INDUSTRIAL - PART 1 BEING LOT 1 OF PROCTER & GAMBLE SECOND ADDITION AS RECORDED IN PLAT BOOK 812 PAGE 207 OF THE CEDAR COUNTY RECORDS OFFICE, IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 17, TOWNSHIP 79 NORTH, RANGE 4 WEST, IN THE CITY OF WEST BRANCH, CEDAR COUNTY, IOWA.

FOR RECORDERS USE ONLY

RECORDERS' INDEX
 COUNTY: CEDAR
 SECTION: 17
 QUARTER SECTION: NW
 CITY: WEST BRANCH
 SUBDIVISION: BEDROCK INDUSTRIAL - PART 1
 LOT/SUBLOT: 1
 PARCEL ID #: 090-03-37-100-00-0
 REQUESTED BY: ANDY BOCKENHEIT
 PREPARED BY: ANOM CONSULTANTS, LLC, 200 S. CHURCH ST., SUITE 200, WEST BRANCH, IA 52240-7798 P: 563.533.8200



BEDROCK INDUSTRIAL
 PART 1
 WEST BRANCH, CEDAR COUNTY, IOWA
 BEDROCK LLC

PLAT PREPARED BY:
 ANOM CONSULTANTS, LLC, UNIT 200
 IOWA CITY, IA 52240
 SUBDIVIDER'S ATTORNEY:
 MICHAEL W. KENNEDY
 700 W. UNIVERSITY AVENUE
 IOWA CITY, IA 52240

APPROVED BY:

BY:	DATE:
ARTIST:	DATE:
CITY PLANNING & ZONING COMMISSION:	DATE:
UTILITY APPROVALS:	DATE:
ALUMINUM ENERGY:	DATE:
LIBERTY COMMUNICATIONS:	DATE:
MEDICOM/IOWA CITY:	DATE:

LEGEND	DESCRIPTION
▲	SECTION CORNER AS LABELED
○	SET 3/4" Ø PIPE OPC #15828
×	SET CUT X
◇	SET PK/MAG NAIL
□	SET #####
●	FOUND-AS LABELED
○	ORANGE PLASTIC CAP
○	YELLOW PLASTIC CAP
○	RED PLASTIC CAP
---	PROPOSED BOUNDARY
---	EXISTING PROPERTY LINE
---	PROPOSED EASEMENT
---	EXISTING EASEMENT
---	SECTION LINE
---	EXISTING FENCE
---	EXISTING SETBACK
---	PROPOSED SETBACK
(B)	PREVIOUSLY RECORDED AS

- SURVEY NOTES:
1. BASE OF BEARING IS GRS MEASUREMENTS IN THE IOWA PLANE COORDINATE SYSTEM SOUTH ZONE NAD 83.
 2. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET.
 3. ERROR OF CLOSURE IS LESS THAN 1 IN 10,000



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
 BRADLEY R. GEATER, P.L.S., P.E.
 LICENSE NUMBER 19828
 DATE: 10-09-2024
 PAGES OR SHEETS COVERED BY THIS SEAL: THIS PLAT

NOTES:

PARCEL	SIZE (AC)	INTENDED USE
LOT 1	7.79	INDUSTRIAL/COMMERCIAL DEVELOPMENT
OUTLOT A	18.51	FUTURE INDUSTRIAL/COMMERCIAL DEVELOPMENT



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



1917 S. Gilbert Street
 Iowa City, Iowa 52240

319.351.8282

mmsconsultants.net
 mms@mmsconsultants.net

Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

Civil Engineers

September 12, 2024

Mr. Josh Busard
 Jo. Co. Planning, Development, & Sustainability Dept.
 913 S. Dubuque St, Suite 204
 Iowa City, IA 52240

RE: Letter of Intent for Slach Vikel Subdivision

Dear Josh:

Ray Slach Farms, LLC and Earl Vikel Jr desire to complete a historical rezoning and preliminary and final plat on property located at 3987 Johnson Cedar Rd SE, Johnson County, IA. The property is owned by Ray Slach Farms, LLC and Earl Vikel Jr.

We are requesting the property be rezoned from A - Agricultural to R - Residential.

A new septic system has been installed and inspected and will be used along with the existing well. The house has been on the site since 1904. The existing driveway will be utilized.

Respectfully submitted,

Mark A. Stein, PLS

T:\6392\6392-010\6392-010LetterofIntent_Rezone&Farmsplit.docx

Office Use Only	9/12/24	\$	P2C-24-28583
	Date Filed	Fee	Application Number



JOHNSON COUNTY, IOWA

APPLICATION FOR: SUBDIVISION PLAT APPROVAL

Application is hereby made for approval of a: Preliminary Final Combined
 subdivision plat on property located at (street address if available or layman's description):

3987 Johnson Cedar Rd SE, West Branch, Johnson County

Parcel Number(s): 0913476001

Proposed Subdivision Name: Slach Vikel Subdivision

The subdivision contains 1.58 total acres divided into 1 total lots as follows:

Buildable Lots: 1

Non-buildable outlots: 0

Total buildable acres: 1.32

Total non-buildable acres: .26

Current Zoning: Residential

Proposed Use of the Subdivision: Residential

Mark A. Stein, PLS
 Name of Engineer/Surveyor

m.stein@mmsconsultants.net, 319-351-8282
 Contact Email and Phone

R Craig Oppel
 Name of Attorney

coppel@allbeelaw.com, 563-263-1960
 Contact Email and Phone

The undersigned affirms that the information provided herein is true and correct. If applicant is not the owner, applicant affirms that the owner(s) of the property described on this application consent to this application being submitted, and said owners hereby give their consent for the office of Johnson County Planning, Development, and Sustainability to conduct a site visit and photograph the subject property.

Ray Slach Farms, LLC & Earl Vikel Jr
 Name of Owner

Raymond Slach
 Name of Applicant (if different)

23 326th St, West Branch, IA 52358
 Applicant Street Address (including City, State, Zip)

319-331-4092
 Applicant Phone

rslach@lcom.net
 Applicant Email

Raymond Slach
 Applicant Signature

See back page for Application Submittal Requirements and Checklist

Applications should be emailed to planning@johnsoncountyiowa.gov and delivered to the Planning, Development and Sustainability Office (913 South Dubuque Street, Iowa City, IA 52240)

The following items must be submitted for the application to be complete. Incomplete applications will be returned and will not be considered until the next submission deadline. Once submitted, county staff will review the materials and request revisions (if necessary). Once all revisions and outside reviews have been received, the application will be placed on the next available Planning and Zoning Commission or Board of Supervisors agenda, as applicable.

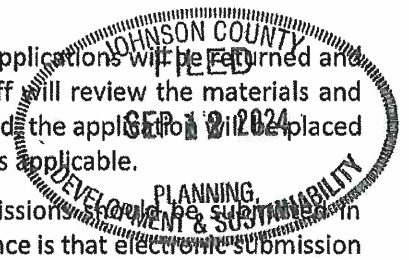
If working with an engineer who can provide CAD or GIS line work, electronic submission should be submitted in accordance with the department's electronic submission guidelines (see below). Preference is that electronic submission is provided prior to hard copy submission, but will be accepted until 12:00 p.m. the day after the submittal deadline.

Initial each empty box below to ensure you included all necessary information in the appropriate form for an application to be considered complete. Some items may require both electronic and physical copies.

Items Required	Electronic Copy (PDF unless otherwise noted)	Hard Copies (number specified)
Application Fee (varies based on application. Fee: \$ \$540.00)		(1) ly
This application form with all information completed	ly	(3) ly
Brief cover letter explaining the application and describing lots, road(s), provision of water, septic, etc.	ly	(2) ly
The subdivision plat conforming to all standards in subsection 8:2 of the UDO (optional: additional sheets such as a Right-of-Way Acquisition Plat)	ly	(2) ly
CAD line work of the plat, following the guidelines below	ly	
Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an <u>approved</u> waiver	ly	
CAD line work of the Sensitive Areas Exhibit, following the guidelines below		
Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an <u>approved</u> waiver	ly	
Proof of application to Johnson County Public Health for a Public Health Zoning Application	ly	
<u>For subdivisions that propose to create a new access or upgrade an existing access to a public county road:</u> copy of an approved ROW Permit (Access Permit) from Johnson County Secondary Roads		
<u>For Farmstead Splits:</u> a list of parcel numbers of the parent farm and the book and page(s) recorded prior to December 1, 2000		
<u>For Final Plats:</u> As-Built drawings for installed infrastructure, including statement/certification from the engineer affirming that the as-built infrastructure conforms to the intent and design of the prelim plat		
CAD line work of stormwater infrastructure, following the guidelines below		
<u>For Combined and Final Plats:</u> Unsigned, draft legal documents are due at the time of submittal unless otherwise noted below. Additional documents may be required based on the nature of the application.		
1. <u>SIGNED</u> Auditor's Certificate approving the subdivision name	ly	(1) ly
2. <u>SIGNED</u> and notarized Resolution Affirming the Stability of the Road System	ly	ly
3. draft Owner's Certificate	ly	
4. draft Title Opinion		
5. draft Treasurer's Certificate		
6. draft Subdivider's Agreement		
7. draft Fence Agreement		
8. Others as applicable (easement agreements, Homeowners Association docs, etc.)		

Electronic Submission Requirements for CAD line work:

- Must be in AutoCAD 2017 or older and .dwg format (.dxf is also acceptable, no .zip files will be accepted).
- Submissions must use Coordinate System: NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet
- If applicable, submission should include information for Sensitive Areas Analysis/Mapping and Stormwater/Soil Erosion Control infrastructure on the site. This includes any limits of disturbance or other impact areas.
- Submission should NOT include legends, legal descriptions, location maps, signature blocks, etc.



Leslie Brick

From: 'Chris Ahern' via cityclerk <cityclerk@westbranchiowa.org> on behalf of 'Chris Ahern' via cityclerk
Sent: Monday, September 16, 2024 4:24 PM
To: 'cityclerk@westbranchiowa.org'
Cc: Nathan Mueller; Maya Simon; Joseph Wilensky; Jamie M. Miller
Subject: Subdivision Application PZC-24-28585 of Raymond Slach
Attachments: PZC-24-28585 Slach Vikel Subdivision on Johnson Cedar Rd SE(Slach)(Vikel)(Filed 912.24).pdf

Hello,

Please see attached application. They are within the fringe area. City approval required in the form of a resolution. Hope to be heard October 14th P&Z meeting.

Thank you

Chris Ahern
Johnson County PDS
319-356-6083