

January 8, 2015

Atkins, Iowa

The Atkins Planning & Zoning Commission met in regular session at the City Hall. Members present were Rodd Baxter, Linda Clark, Beverly Hayden, Dave McGovern, and Secretary/Zoning Administrator Melissa Rammelsberg. **Absent: Bruce Visser.** Chairman McGovern called the meeting to order at 6:30 PM. Also present were Kelli Scott, City Engineer; Kevin Korsmo; Bryce Loring, Casey's General Store; Curt Walser; Brian Rammelsberg; Neil Hayden; Kristi Glawe; Steve Scott, Scott Surveying; Chris Breese; Dennis Knock; Molly Knock; Scott Waybill; and Weston Bishop.

On motion by Baxter, second by Hayden, commission voted to approve the agenda and minutes from November 13, 2014. **Aye: Baxter, Clark, Hayden, and McGovern. Absent: Visser.** Nay: none. Motion carried.

Elections were held. Vice Chairman Hayden nominated Baxter to Chairman, seconded by Clark. **Aye: Baxter, Clark, Hayden, McGovern and Visser.** Nay: none. Motion carried. Vice Chairman nominated Clark to Vice Chairman, seconded by McGovern. **Aye: Baxter, Clark, Hayden, and McGovern. Absent: Visser.** Nay: none. Motion carried.

Steve Scott, with Scott Survey, shared an updated plat of survey with the proposed change in property line between 303 2<sup>nd</sup> Avenue and 309 2<sup>nd</sup> Ave. It was discovered that a variance to the zoning was no longer needed. Baxter made a motion to approve the minor boundary change as requested, second was made by Clark. **Aye: Baxter, Clark, Hayden, and McGovern. Absent: Visser.** Nay: none. Motion carried. Next steps are to have Council approve this minor boundary change as well.

Resident Brian Rammelsberg made a request to change the future land use map to allow a change from residential to commercial for about 350 feet from 33rd. Chairman McGovern advised that we need to focus on the request from Casey's General Store for tonight's meeting. Bryce Lohring with Casey's General Store made a request for the commercial repurpose on the land use map along 33<sup>rd</sup> Ave south of the Circleview Drive and north of the Brunssen **acreage**. Baxter shared concerns with **the** plan that it has access off the main road and may be better from a frontage road, and the access from trail or sidewalks is limited. He advised it resembles a spot rezoning and **no** thought given to the area around this rezoning request, and would be open to looking at whole land use plan to revisit a section that could have sidewalks and other commercial properties. When questioned about the request for this location, Bryce shared that traffic counts are heavier on 33rd than on 32nd where the commercial property is currently planned on land use map, and from a commercial business the 33rd location is much more desirable.

Engineer Scott also recommended consideration of developments in a whole rather than piece meal by lot. By doing this, storm water runoff/detention can be planned for the whole area. This is a lesson learned from the clinic and daycare development area.

Baxter made a motion to have the Council consider reviewing the comprehensive plan and land use map for looking at additional commercial potential that is south and adjacent to city boundaries, seconded by Hayden. **Aye: Baxter, Clark, Hayden, and McGovern. Absent: Visser.** Nay: none. Motion carried.

Korsmo shared that growth in Atkins has come from adjacent land owners and thanked Brian Rammelsberg for being open to looking at options.

Clark made a motion to adjourn. Hayden seconded the motion. **Aye: Baxter, Clark, Hayden, and McGovern. Absent: Visser. Nay: none.** Motion carried. The next regular meeting of the Planning and Zoning Commission is scheduled for February 12, 2014 at 6:30 pm at City Hall.

\_\_\_\_\_

Chairman

ATTEST \_\_\_\_\_  
Secretary