

June 9th, 2016 Atkins, Iowa

The Atkins Planning & Zoning Commission Met in regular session at the City Hall. Members present were Beverly Hayden, Rodd Baxter, Bruce Visser, Linda Clark and Secretary/Zoning Administrator Amber Bell. Absent: Dave McGovern. Chairman Clark called the meeting to order at 6:30PM. Also present were Michael Deklotz, Bree Hepker, Brad Schroeder, Heather Rinderknecht, Tiffanee Palumbo, Brenda and Tim Harbach, Ryan Greiner and Kristin Stien.

A motion was made by Clark to approve the consent agenda which included the minutes of May 11th 2016. The motion was seconded by Baxter. Aye: Baxter, Visser, Clark and Hayden. Absent: McGovern. Nay: None. Motion Carried.

Clark opened the Public Hearing. One written Objection was read aloud. The comments supported using some of the land along 33rd Ave as commercial land on the future land use map. This would bring in more businesses and provide commercial to the east side of town.

Many residents made comments. A Resident was not in support of putting a commercial zone along 33rd Ave coming into Atkins, growth is going to happen with the Hwy 100 bypass and what development happens will depend on the landowners surrounding Atkins. They also wanted to make sure the city was addressing the drainage issues in the Ridgeview development.

Another resident supported commercial along 33 Ave only if the current residential area was full. They also wanted the Planning and Zoning Commission to think about the types of businesses that Atkins brought in to town. New business will affect the many small businesses already in Atkins.

Another resident did not see much support for having commercial along 33 Ave. he also said that the city is working on forming an Economic Development Group to work with landowners and businesses that want to come to Atkins. This would open up communication between landowners and businesses.

Baxter said that no one said Casey's could not be here, but that it may take more than six months to be able to annex the land, and get city services to the land they were looking at. He also stated that if a developer came to develop a large

chunk of land the Comp Plan can be revised at that time. The plan is more like a wish list but is not set in stone.

Another resident expressed concerns about the lack of commercial on the east side of town, and how it will be less convenient for them to drive across town to get to commercial businesses. He also expressed concerns with the city making too rigid of a mold and driving away businesses that may want to come to Atkins.

Another resident commented that there are future land use maps available for the City of Cedar Rapids. It may be helpful with our planning.

A landowner stated how he had platted his land for commercial around the Early Beginnings Daycare. He acted as his own developer and it worked out well. He expressed concern about keeping the commercial land along Parkridge Rd, as there was decreased interest from commercial businesses further away from Parkridge the land was. He wanted to make sure the plan reflected this.

Clark closed the public hearing. Baxter made a motion to send the City of Atkins 2016 Comprehensive Plan to the City Council. The motion was seconded by Hayden. Aye: Baxter, Clark, Visser and Hayden. Absent: McGovern. Nay: None. Motion Carried.

Hayden made a motion to adjourn. Visser seconded the motion. Aye: Baxter, Clark, Visser and Hayden. Absent: McGovern. Nay: None. Motion Carried.

Attest: _____
Secretary

Attest: _____
Chairman