

# Atkins Planning and Zoning Commission Minutes

April 9<sup>th</sup>, 2020 Atkins, Iowa

The Atkins Planning & Zoning Commission met for a Regular Session. Due to Governors Declaration of Emergency – Meeting will be conducted via Teleconference – Limited public access is available at the City Hall Council Room. Members present via teleconference application Webex were Alan Nebola, Beverly Hayden, Gordy Jacobsen, Linda Clark and Ryan Hosch. Absent: None. Secretary/Zoning Administrator Amber Bell, Mayor Bruce Visser, Wes Howard from Cedar Ridge Homes, Nate Becker, Robert Hurwitz.

Hosch made a motion approve the agenda. Hayden seconded the motion. Aye: Nebola, Hayden, Clark, Jacobsen and Hosch. Absent: none. Nay: None. Motion Carried.

Clark made a Motion to approve the Minutes of February 13<sup>th</sup>, 2020. Nebola seconded the motion. Aye: Nebola, Hayden, Clark, Jacobsen and Hosch. Absent: none. Nay: None. Motion Carried.

Hayden made a motion to open a Public Hearing to consider amendments to the City of Atkins 2016 Comprehensive Plan which includes the Atkins Future Land Use Map. Clark seconded the Motion. Aye: Nebola, Hayden, Clark, Jacobsen and Hosch. Absent: none. Nay: None. Motion Carried.

No written comments were received by the City of Atkins. Oral comments were accepted by The City of Atkins Planning and Zoning Commission. Nebola made a motion to close a Public Hearing. Hosch seconded the motion. Aye: Nebola, Hayden, Clark, Jacobsen and Hosch. Absent: none. Nay: None. Motion Carried.

Hayden made a motion to open a Public Hearing to consider a re-zoning request for the lot at 312 Parkridge Road of Atkins, Iowa from 10 R-S Residential Single Family to AC Arterial Commercial. Clark seconded the motion. Aye: Nebola, Hayden, Clark, Jacobsen and Hosch. Absent: none. Nay: None. Motion Carried.

No written comments were received by the City of Atkins. No oral comments were received by the City of Atkins.

Clark made a motion to close the public hearing. Nebola seconded the motion. Aye: Nebola, Hayden, Clark, Jacobsen and Hosch. Absent: none. Nay: None. Motion Carried.

Clark made a motion to open a Public Hearing to consider a re-Zoning request for the lot at 326 Parkridge Road of Atkins, Iowa from 10 R-S Residential Single Family to AC Arterial Commercial. Nebola seconded the motion. Aye: Nebola, Hayden, Clark, Jacobsen and Hosch. Absent: none. Nay: None. Motion Carried.

No written comments were received by the City of Atkins. No oral comments were received by the City of Atkins.

Nebola made a motion to close the public hearing. Hayden seconded the motion. Aye: Nebola, Hayden, Clark, Jacobsen and Hosch. Absent: none. Nay: None. Motion Carried.

Hayden made a motion to Consider a recommendation to the City Council on possible amendments to the City of Atkins, 2016 Comprehensive Plan which includes the Atkins Future Land Use Map. Clark seconded the motion. Aye: Nebola, Hayden, Clark, Jacobsen and Hosch. Absent: none. Nay: None. Motion Carried.

Hosch exited the meeting at 7:03 pm and returned at 7:12 pm.

Nebola made a motion to Consider a recommendation to the City Council on the re-zoning request for the lot at 312 Parkridge Road of Atkins, Iowa from 10 R-S Residential Single Family to AC Arterial Commercial. Clark seconded the motion. Aye: Nebola, Hayden, Clark and Jacobsen. Absent: Hosch. Nay: None. Motion Carried.

Nebola made a motion to Consider a recommendation to the City Council on the re-zoning request for the lot at 326 Parkridge Road of Atkins, Iowa from 10 R-S Residential Single Family to AC Arterial Commercial. Hayden seconded the motion. Aye: Nebola, Hayden, Clark and Jacobsen. Absent: Hosch. Nay: None. Motion Carried.

Clark made a motion to open a Public Hearing to consider changes to the City of Atkins, Iowa Code of Ordinances Chapter 165 Zoning Regulations. The changes to be considered are additional uses to be included in the AC – Arterial Commercial District and the BC – Business Commercial District. Hayden seconded the motion. Aye: Nebola, Hayden, Clark and Jacobsen. Absent: Hosch. Nay: None. Motion Carried.

No written comments were received by the City of Atkins. No oral comments were received by the City of Atkins.

Nebola made a motion to close the public hearing. Hayden seconded the motion. Aye: Nebola, Hayden, Clark, Jacobsen and Hosch. Absent: none. Nay: None. Motion Carried.

Consider a recommendation to the City Council on changes to the City of Atkins, Iowa Code of Ordinances Chapter 165 Zoning Regulations. The changes to be considered are additional uses to be included in the AC – Arterial Commercial District and the BC – Business Commercial District. The Commission discussed this topic. Nebola made a motion to table this discussion and to schedule a work session for April 16<sup>th</sup>, 2020, Via Teleconference and at Atkins City Hall. This work session is open to the public. Clark seconded the motion. Aye: Nebola, Hayden, Clark, Jacobsen and Hosch. Absent: none. Nay: None. Motion Carried.

The Commission discussed a lot split boundary change for lots at 303 2<sup>nd</sup> Ave and 309 2<sup>nd</sup> Avenue Atkins. The Commission discussed recommending the property owners get a survey of the property.

The next regular Planning and Zoning Commission meeting will be May 14th, 2020 at 6:30pm at Atkins City Hall. The Planning and Zoning Commission will also have a work session on April 16<sup>th</sup>, 2020.

Hayden made a motion to adjourn. Clark seconded the motion. Aye: Nebola, Hayden, Clark, Jacobsen, Hosch. Absent: none. Nay: None. Motion Carried.

Attest: Amber Bell  
Secretary

Attest: Gordy Jacobsen  
Chairman