

Atkins Planning and Zoning Commission Minutes

April 8, 2021 Atkins, Iowa

The Atkins Planning & Zoning Commission regular meeting

Meeting was conducted in person at City Hall as well as via Teleconference –Members present were Gordy Jacobsen, Linda Clark and Alan Nebola.

Secretary for the meeting was Alan Nebola

Non-Member in attendance was Kelly Groskurth as acting City Clerk.

Jacobsen brought the meeting to order with a roll call of members at 6:37 PM.

Members present Jacobsen, Clark and Nebola. Jacobsen informed the attending members that Ryan Hosch has turned in his resignation. The three current members meet the quorum requirements.

Nebola made a motion to approve the agenda and Clark seconded the motion.

Aye: Jacobsen, Nebola, and Clark. Nay: None. Motion Carried.

Jacobsen appointed Nebola as temporary secretary for this meeting.

Clark noted there was an error on the March 11,2021 meeting minutes. She was not present at that meeting but was listed in the voting to approve the minutes for the February 11th meeting. Nebola made a motion to approve the minutes for the March 11,2021 meeting with the correction to remove Clark from the March 11th minutes. Clark seconded the motion. Aye: Jacobsen, Clark, and Nebola. Nay: None. Motion Carried.

Jacobsen opened a discussion concerning updates for the BC and AC Districts of the Atkins Zoning ordinance. He noted that the agenda posted to the public did not indicate any actions for the AC District. Groskurth explained discussions concerning changes to the AC District could be included in the minutes as long as no actions or motions for approval were carried out. The main discussion focused on setback requirements for commercial property. The current setback requirement is 30 feet, however, there is consideration for making the setback requirement much smaller (e.g., 2 feet). Also discussed was living quarters above commercial stores. Changes are needed to make the current requirements less restrictive. These items will be revisited in the next meeting. Discussion on changes for BC District were tabled and will be an agenda item for next meeting.

Clark made a motion to table the agenda item for BC District and Jacobsen seconded.

Aye: Jacobsen, Nebola, and Clark. Nay: None. Motion Carried.

Economic development – Kelly Groskurth presented three commercial opportunities for the City of Atkins.

The first one is the 76 Main Avenue property. The developer is currently working on a Catalyst Grant and the State is requiring the City of Atkins to supply some of the funds needed to complete the development of that property in order to approve the Catalyst Grant for the project.

The second and third opportunities are West of town in the vicinity of the Parkridge Road and

W26 intersection. A developer has already approached the City

The City of Atkins would be required to install a street to allow access to the property for the developer to complete the project.

City Council will discuss these commercial opportunities on Sunday April 11, 2021 at 2:00 PM at City Hall.

No action was required by Planning and Zoning for this discussion.

Jacobsen asked for any public input. There was none.

The next Planning and Zoning Commission meetings will be on May 13, 2021 at 6:30 PM to complete updates to the AC and BC districts as well as the changes to the Rules of the Planning and Zoning Commission of Atkins Rule number 10.

Clark made a motion to adjourn. Nebola seconded the motion.

Aye: Jacobsen, Nebola, and Clark. Nay: None. Motion Carried.

Attest: Alan Nebola Attest: