

Atkins Planning and Zoning Commission Minutes

May 11, 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. The three members in attendance meet the quorum requirements.

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

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

Clark made a motion to approve the minutes from the 4/8/2021 meeting and Nebola seconded the motion.

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

Jacobsen opened a discussion concerning updates for the BC and AC Districts of the Atkins Zoning ordinance. The main discussion focused on setback requirements for AC commercial property. The current setback requirement is 30 feet and the discussion focused on the setback requirements. Previous discussions used the City of Marion as an example with a maximum setback of 2 feet. This led to discussions about aesthetics and also how changes would affect existing businesses. Discussion determined any changes to the ordinance would not affect currently existing businesses however, if they were to sell in the future, or rebuild after any weather or fire damage they may have to reconcile any nonconformance at that time. The discussion determined that 12 feet maximum would be used for the setback requirements. Also discussed was living quarters above commercial stores. Changes are needed to make the current requirements less restrictive. Also, signage requirements were reviewed, and a review of the City of Marion requirements will be conducted to provide an example to use as a guide. These items will be revisited in the next meeting.

Jacobsen made a motion to table discussion on changes for BC District till next meeting.

Nebola seconded.

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

Economic development – Kelly Groskurth presented commercial opportunities for the City of Atkins. A soccer sports complex concept with townhomes idea was presented however, no decisions can be made until an actual engineering drawing is presented. The main issues discussed were parking needed to provide adequate parking for the complex, ingress and egress for traffic or emergency vehicles and possible conditional restrictions for townhouse permitted uses.

Several businesses are interested in expanding into Atkins. These businesses are waiting on completion of road extensions for Driftwood Lane and Stonebrook Drive.

Also discussed were the active lumber yard expansion and the water tower construction project.

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

Master Park Plan- Kelly Groskurth presented the need to develop a parks and recreation plan. There is a need to develop a plan. Apparently Planning and Zoning is supposed to do that. The individual to perform that function is TBD. A RFQ (Request for Qualifications) needs to be submitted to enlist help in this plan development. A timeline is needed. At this point the city has no areas suitable for baseball or softball diamonds and a land purchase would be needed. This discussion concluded the Park Plan would need to be hired out. Clark determined she could review the RFQs to help choose who would develop the Park Plan but someone else would have to drive it.

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 June 10th, 2021 at 6:30 PM to complete updates to the AC and BC districts.

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

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

Attest: Alan Nebola Attest: