

Atkins Planning and Zoning Commission Minutes  
December 16, 2021, Atkins, Iowa

The Atkins Planning & Zoning Commission regular meeting

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

Secretary for the meeting was Alan Nebola

Non-Members in attendance were Mayor Bruce Visser, Ryan Hosch, also Curtis Rottman and Nathan Rottman representing Cedar Rapids Boy Scout Troup 8.

Jacobsen brought the meeting to order with a roll call of members at 6:35 PM.

Roll Call members present, Jacobsen, Clark and Nebola. The three members in attendance 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.

Clark made a motion to approve the minutes from the 11/11/2021 meeting and Nebola seconded the motion.

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

Jacobsen opened a public hearing concerning a minor boundary change for LOT 23 PARCEL A & PARCEL B, STONE RIDGE FIRST ADDITION IN THE CITY OF ATKINS, BENTON COUNTY, IOWA.

- Jacobsen called for written comments in favor or against the change.
  - There were no written comments
- Jacobsen called for oral comments in favor or against the change.
  - There were no oral comments
- Jacobsen closed the public hearing.
- Discussion by the Planning and Zoning members determined the minor boundary change was acceptable and in accordance with the City of Atkins Zoning Regulations.

Nebola made a motion to make recommendation to the City Council to approve the PLAT OF SURVEY LOT 23 PARCEL A & PARCEL B, STONE RIDGE FIRST ADDITION IN THE CITY OF ATKINS, BENTON COUNTY, IOWA. Clark seconded the motion

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

Discussion and consider a motion to recommend approval of the preliminary plat and final plat for Atkins Lumber 2<sup>nd</sup> Addition to the City of Atkins

Jacobsen made a motion to recommend approval subject to receiving approval from the city engineer of the final plat for Atkins Lumber 2<sup>nd</sup> Addition to the City of Atkins. Clark seconded the motion.

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

Nathan Rottman and Curtis Rottman of Cedar Rapids Boy Scout Troop 8, met with Alan Nebola prior to this meeting to walkdown and discuss a possible location for the Ga-Ga Dodgeball Pit. The walkdown determined the best location would be a bit North of where the Billy K. Murray Gazebo foundation is currently located. The foundation is currently scheduled for demolition after the ground

freezes, and this will open the location for construction of the Ga-Ga Dodgeball Pit in the Spring. Nebola made a motion to recommend installation of a Ga-Ga Dodgeball Pit North of the current location of the Billy K. Murray Gazebo foundation as part of Parks Improvement. Clark seconded the motion.

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

Discussion concerning the development plan for Atkins Soccer Training Development Concept Plan-8. The plan that was reviewed is a concept, so city engineering has some questions that still require answers. The city engineer marked up the concept drawing indicating the areas of concern. The main areas of concern to be considered are.

- traffic impact
- street ownership
- storm water design
- snow removal.

Planning and Zoning will continue to monitor this development. No action is required at this time.

Discussion concerning the Atkins Roundhouse Conservation Area. This area is currently owned by Benton County however, they may be considering the possibility of selling the property to an interested party. Bruce Visser and Alan Nebola attended the November Conservation Board meeting and broached the idea of the City of Atkins acquiring the property. They seemed receptive to the idea however, Benton County owns the property, not the Conservation Commission, so there are many concerns to be addressed before any sort of custody transfer could take place. Planning and Zoning will continue to monitor this as it develops. No action is required at this time.

Zoning Code of Ordinances update proposal. The Signage and Lighting regulation ordinance language as revised from previous comments indicated current language was adequate and the draft was ready to send to professional services to provide the necessary codification. Also, the ordinance language revisions to the AC and BC commercial zoning areas should be adequate to submit as well.

There was no public input for items not on the agenda.

The next Planning and Zoning Commission meetings will be a regular session on January 13<sup>th</sup>, 2022, at 6:30 PM.

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

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

Meeting was adjourned at 8:16 PM.

Attest: Alan Nebola    Attest: