

City of Atkins City Council Meeting Special Session
Tuesday, April 30, 2024 at 6:30 p.m.
City Hall Council Room, 480 Third Avenue, Atkins, Iowa, 52206

The meeting is to be broadcast on <https://www.youtube.com/@CityofAtkinsIA>. Public comments may be received at the office of the City Clerk, Atkins City Hall, 480 Third Avenue, Atkins and as provided in-person below.

Contact the City Clerk at 319-446-7870 or email cityhall@cityofatkins.org if you plan to speak before the Council on an agenda item.

NOTICE AND CALL OF PUBLIC MEETING. The Mayor and Council welcome comments from the public during public input time. You are required to state your name and address for the record and to limit the time used to present your remarks in order that others may be given an opportunity to speak. The order of business is at the discretion of the Chair. The audio portion of this meeting may be recorded.

Pledge of Allegiance

A G E N D A

1. Call to order and roll call by Mayor, Bruce Visser
2. Approve the Agenda.
3. Resolution approving a Minor Boundary Change to Stone Ridge Fourth Addition Lot 6 to create Parcel A and Parcel B for duplex construction on Lot 6.
4. Adjournment.

This Notice is given at the direction of the mayor pursuant to Chapter 21, Code of Iowa, and the local rules of the City of Atkins, Iowa.

Posted April 26, 2024, City Hall and Post Office.

RESOLUTION 2024-04-05

A RESOLUTION APPROVING A MINOR BOUNDARY CHANGE TO STONE RIDGE FOURTH ADDITION LOT 6 TO CREATE PARCEL A AND PARCEL B FOR DUPLEX CONSTRUCTION ON LOT 6 IN THE CITY OF ATKINS, BENTON COUNTY, IOWA

BE IT RESOLVED by the City Council of the City of Atkins, Iowa:

WHEREAS, The City of Atkins Iowa (City), has received a request by Stone Brook Homes LLC, owner of LOT 6 STONE RIDGE FOURTH ADDITION, ATKINS to consider a minor boundary change to create LOT 6 PARCEL A and PARCEL B on this lot.

WHEREAS, The Atkins Planning and Zoning Commission has met and considered the merits of this request, consulted with City Engineers, and the owners surveyor, and has complied with City Ordinance #198 (City Code section 166.53) in this review, and;

WHEREAS, The Atkins Planning and Zoning Commission has determined the request will not change the current zoning for the newly formed parcels, and;

WHEREAS, The Atkins Planning and Zoning Commission has held a Public Hearing on April 25, 2024 and considered comments from the public, and;

WHEREAS, The Atkins Planning and Zoning Commission has voted April 25, 2024, and approved a recommendation that City Council approve the Minor Boundary Change request as presented in the plat attached hereto, and;

WHEREAS, the owners shall record the Plat of Survey within 3 months of approval;

NOW THEREFORE be it resolved, the City Council, of Atkins Iowa approves the PLAT OF SURVEY LOT 6 PARCEL A and PARCEL B STONE RIDGE FOURTH ADDITION, IN THE CITY OF ATKINS, BENTON COUNTY, IOWA.

Passed and approved this 30th day of April, 2024.

Voting:

Bruce Visser, Mayor

ATTEST:

Sandi Fowler, Interim City Administrator

April 23, 2024

Mayor, City Council and Planning and Zoning
City of Atkins
480 3rd Ave
Atkins, IA 52206-0171

RE: PLAT OF SURVEY – STONE RIDGE FOURTH ADDITION LOT 6 PARCEL A & B

Dear Mayor, City Council and Planning and Zoning:

We have completed our review of the Stone Ridge 4th Addition Lot 6, Parcel A & B. We have determined it acceptable and see no issues in allowing the lot to be split into two.

If you have further questions regarding this matter, feel free to call me at (319) 362-9394.

Respectfully,

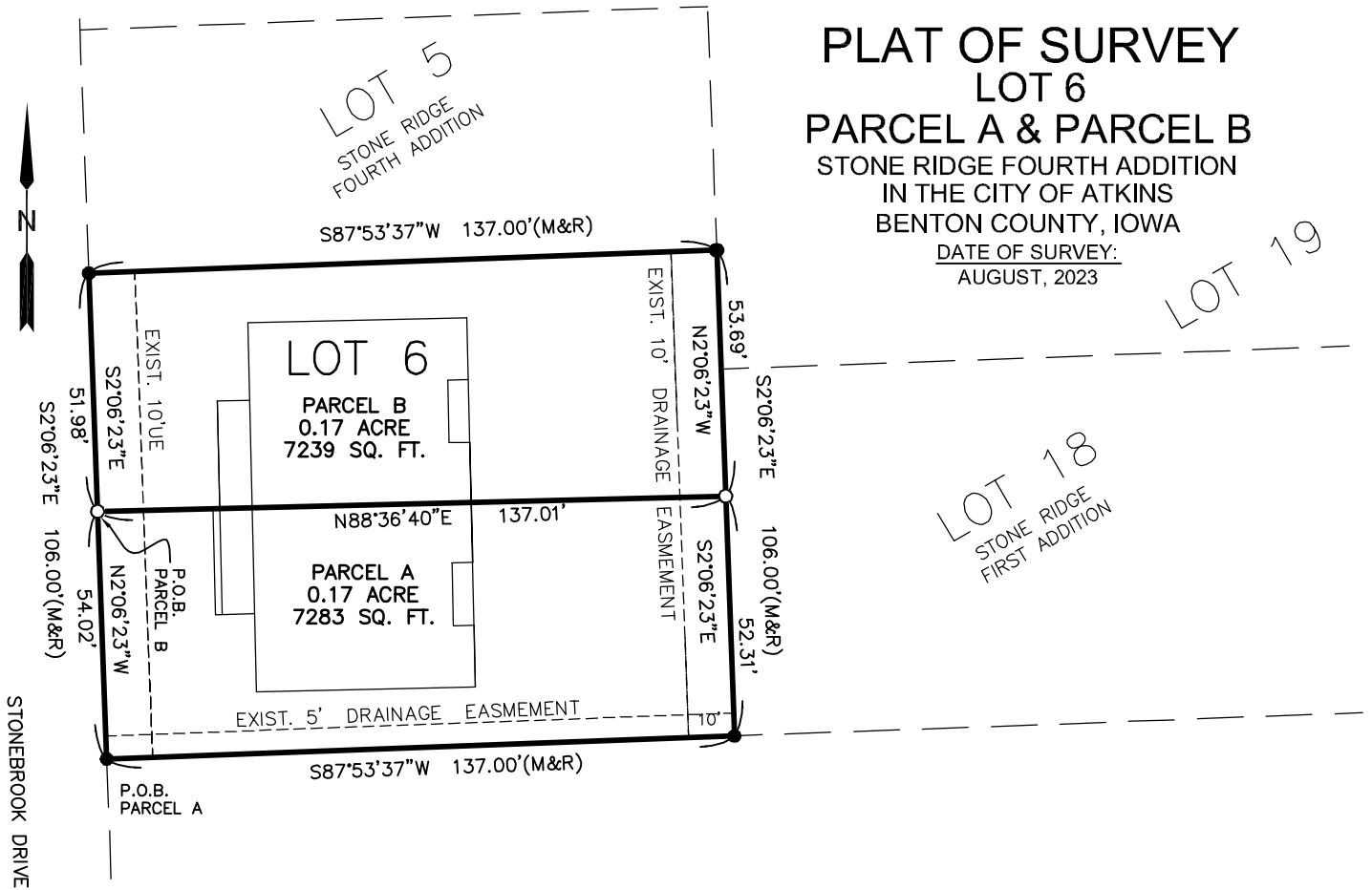
SNYDER & ASSOCIATES, INC.



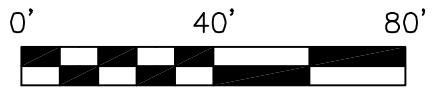
Nick Eisenbacher, P.E.
Civil Engineer

Enclosure: Plat of Survey Lot 6 Parcel A & B Stone Ridge Fourth Addition – Prepared by Steve Scott P.E., L.S., Scott Survey

Index Legend	
Location:	Lot 6, Stone Ridge Fourth Addition in the City of Atkins, Benton County, Iowa
Requestor:	Dave Vanous
Proprietor:	Stonebrook Homes, LLC
Surveyor:	Stephen M. Scott, P.L.S.
Company:	Scott Survey, Inc.
Return To:	P.O. Box 315 Center Point, Iowa 52213 email@scottsurvey.com (319) 540-5263



PLAT OF SURVEY
LOT 6
PARCEL A & PARCEL B
 STONE RIDGE FOURTH ADDITION
 IN THE CITY OF ATKINS
 BENTON COUNTY, IOWA
 DATE OF SURVEY:
 AUGUST, 2023



SURVEY LEGEND

- - PROPERTY CORNERS, FOUND (or as noted)
(1/2" rebar w/ red plastic cap embossed with "SCOTT 13842")
- - PROPERTY CORNERS SET
(1/2" rebar w/ red plastic cap embossed with "SCOTT 13842")
- UE - UTILITY EASEMENT
- - PROPERTY &/or BOUNDARY LINES
- - - - - LOT LINES, PLATTED OR BY DEED
- - - - - EASEMENT (AS NOTED)
- (R) - RECORDED DIMENSIONS
- (M) - MEASURED DIMENSIONS

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

Legal Description – Parcel A:
 Part of Lot 6, Stone Ridge Fourth Addition in the City of Atkins, Benton County, Iowa, described as follows:

Beginning at the Southwest Corner of Lot 6, Stone Ridge Fourth Addition in the City of Atkins, Benton County, Iowa; thence N2°06'23"W along the west line of said Lot 6, a distance of 54.02 feet; thence N88°36'40"E, 137.01 feet to the east line of said Lot 6; thence S2°06'23"E along said east line, 52.31 feet to the Southeast Corner of said Lot 6; thence S87°53'37"W, 137.00 feet to the point of beginning.

Said Parcel A contains 0.17 acre, subject to easements and restrictions of record.

Legal Description – Parcel B:
 Part of Lot 6, Stone Ridge Fourth Addition in the City of Atkins, Benton County, Iowa, described as follows:

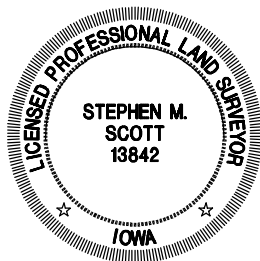
Commencing at the Southwest Corner of Lot 6, Stone Ridge Fourth Addition in the City of Atkins, Benton County, Iowa; thence N2°06'23"W along the west line of said Lot 6, a distance of 54.02 feet to the point of beginning; thence N88°36'40"E, 137.01 feet to the east line of said Lot 6; thence N2°06'23"W along said east line, 53.69 feet to the Northeast Corner of said Lot 6; thence S87°53'37"W, 137.00 feet to the Northwest Corner of said Lot 6; thence S2°06'23"E, 51.98 feet to the point of beginning.

Said Parcel B contains 0.17 acre, subject to easements and restrictions of record.



Stephen M. Scott, P.E. & L.S.
 Civil Engineer & Land Surveyor

319-540-5263 www.scottsurvey.com
 email@scottsurvey.com
 P.O. Box 315, Center Point, IA 52213-0315



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

STEPHEN M. SCOTT, P.L.S. Iowa Lic. No. 13842

My license renewal date is December 31, 2024

Pages or sheets covered by this seal:

THIS PAGE ONLY

PROJECT NO. 2262605

DRAFT

City of Atkins
Planning and Zoning Commission
Minutes

Thursday, April 25, 2024, 6:30 pm
City Hall Council Room, 480 Third Avenue, Atkins, Iowa, 52206

Chair Ryan Hosch called the meeting to order at 6:30pm.

Present were Ryan Hosch, Dick Lange, and Jeremy Rinderknecht. Absent: none. Also present were Interim City Administrator Sandi Fowler, and members of the public in person.

A public hearing was held to consider allowing a minor boundary change as requested by Stonebrook Homes, LLC to allow a Minor Boundary Change to Stone Ridge Fourth Addition Lot 6 to create Parcel A and Parcel B for duplex construction on Lot 6.

No written comments were received, and no oral comments were made. Hosch closed the public hearing at 6:32 pm.

Lange moved to approve the agenda, seconded Rinderknecht. Aye: Hosch, Lange, Rinderknecht. Nay: None. Motion passed.

Rinderknecht made a motion to recommend to the City Council approval of the Minor Boundary Change as requested by Stonebrook Homes, LLC at Stone Ridge Fourth Addition Lot 6 to create Parcel A and Parcel B for duplex construction on Lot 6, Lange seconded the motion. Aye: Hosch, Lange, Rinderknecht. Nay: None. Motion passed.

Lange moved to adjourn the meeting, seconded by Rinderknecht. Aye: Hosch, Lange, Rinderknecht. Nay: None. Motion passed.

Adjournment at 6:33 p.m.