

CITY OF ATKINS IOWA
Planning and Zoning Commission Regular Session
Thursday, August 15, 2024, at 6:30 p.m.

Minutes

Chair Ryan Hosh called the meeting to order at 6:30p.m. In attendance were commission members Ryan Hosch, Dick Lange, and Jeremy Rinderknecht as well as members of the public.

Lange moved to approve the agenda. Rinderknecht seconded. Aye: Hosch, Lange, Rinderknecht. Motion carried.

Lange moved to approve the minutes from the meeting held on May 23, 2024. Hosch seconded. Aye: Hosch, Lange, Rinderknecht. Motion carried.

Commission members had a discussion with Trev Adair, Pinnacle Realty regarding residential and commercial development in Atkins. First was a discussion regarding a 32nd Avenue Concept Plan for Lot 8 Business Suites and Lot 7 Storage Buildings. Mr. Adair desires to combine lots 7 and 8 for the development. The self-storage unit development (Lot 7) likely does not meet existing zoning. The business suites (Lot 8) are approximately 30x70 with retail store fronts, with a variety of options of how the storage areas are configured. This use does meet the existing arterial commercial zoning. The business suites are a spec concept with no identified tenants, so building would be a risk to the developer investing. The self-storage units help make the spec development more viable. Questions were posed regarding whether a private drive is required from 32nd Avenue to Stonebrook and how does the City manage access to 32nd Avenue with Benton County? Could a combination of the two building use types be physically configured to meet current zoning for the development?

Next was a discussion regarding a proposed development of 29-acres south of City Hall at Parkridge Road. Mr. Adair shared concepts for the area that include mixed use commercial and other types of residential in the area. The area is currently zoned agricultural and is included in the Future Land Use Map (FLUM) as arterial commercial and multi-family residential. The Commission encouraged Mr. Adair to continue to work with the City on the zoning classifications and plans for the area.

Rinderknecht suggested a future agenda topic would be to explore zoning code amendments that would allow mixed uses with commercial on the first floor and housing above. Hosch desires to review past work of the Commission to revise the zoning code.

Input from the public was invited and Council member David Fisher suggested Commission members visit Capital Drive SW, Cedar Rapids, where storage facilities with some business entities exist that seem to work well.

The next regular Planning and Zoning committee meeting to be held Thursday, September 12, 2024.

Rinderknecht moved to adjourn the meeting. Lange seconded. Aye: Hosch, Lange, Rinderknecht. Motion carried.

Meeting adjourned at 7:55 p.m.

Respectfully submitted, Sandi Fowler, Interim City Administrator