

NOTICE OF MEETING

Robins Planning and Zoning Commission

TUESDAY, NOVEMBER 15TH, 2022

5:30 P.M. @

ROBINS CITY HALL

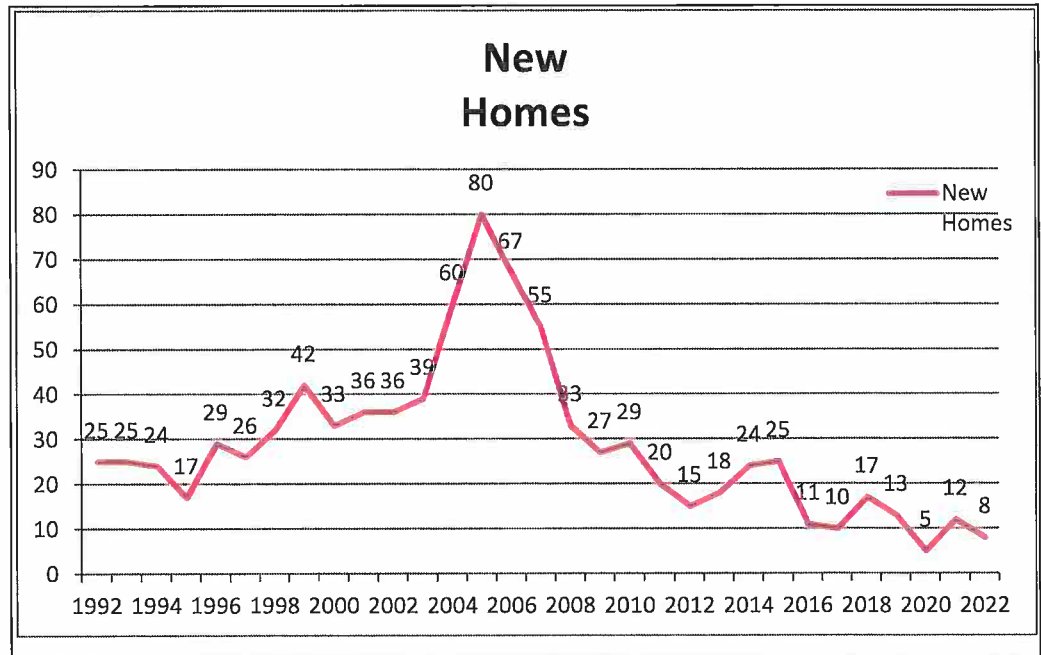
Agenda:

1. Call the meeting to order
2. Roll Call of Members
3. Chairperson and Planning and Zoning Administrator Reports
4. Approval of the Agenda
5. Minutes of the August 10th, 2022 Meeting.
6. Resolution No. 2202-7 Recommending approval of Cambridge Heights Second Addition to City Council.
7. Resolution No. 2022-8 Recommending approval of Eagle View Land First Addition to City Council.
8. Resolution No. 2022-9 Recommending approval of Kellog Acres Final Plat to Linn County.
9. Motion to adjourn.

Robins Planning and Zoning Report October 31, 2022

| Permit Number | BeginDate | Comment | PermitType | PartyName | FullAddress | | City | State | Zip |
|---------------|-----------|-----------------------|------------|-------------------------|-------------|-------------------|------|-------|-----|
| | | | | | # | Street | | | |
| B22-001 | 01/28/22 | New Home Construction | Building | Skogman Homes | 3119 | Windsor Dr. | | | |
| B22-002 | 03/23/22 | New Home Construction | Building | Kimberly Jauga | 3078 | Windsor Dr. | | | |
| B22-003 | 03/31/22 | New Home Construction | Building | Academy Homes | 465 | Dutch Dr. | | | |
| B22-004 | 05/12/22 | New Home Construction | Building | Frey Homes | 3069 | Saxton In | | | |
| B22-005 | 09/28/22 | New Construction SFD | Building | Xtreme Builders of Iowa | 3129 | Windsor Dr. | | | |
| B22-006 | 10/18/22 | 12x24 Detached Garage | Building | Twin Pines Church | 95 | S. Mentzer Rd | | | |
| BC22-001 | 01/14/22 | Bldg 700 Construction | Building | FC Land, LLC | 3230 | N. Ctr Pt Rd #700 | | | |
| BC22-002 | 05/13/22 | Bldg 600 Construction | Building | FC Land | 3230 | N Ctr Pt Rd 600 | | | |

| FY2022 Permits Issued | |
|-----------------------|------------|
| January | 7 |
| February | 13 |
| March | 25 |
| April | 23 |
| May | 40 |
| June | 43 |
| July | 20 |
| August | 36 |
| September | 24 |
| October | 31 |
| November | |
| December | |
| Total | 262 |





ROBINS PLANNING AND ZONING COMMISSION MINUTES OF THE AUGUST 10TH, 2022 MEETING

Chairperson Tim O'Hara called the meeting to order at 5:30 p.m. in the Robins City Hall on Wednesday, August 10th, 2022. Roll call was taken with members Todd Roberts, Ed Rathgeber, Dennis Trachta, Jay Goodin and Tim O'Hara present along with Planning and Zoning Administrator Dean Helander and City Clerk/Treasurer Lori Pickart. Absent were Dan Ries and AJ Hester.

There was no Chairperson report; the Zoning Administrator report was included in the packet. Trachta moved to approve the Agenda, Roberts seconded; all ayes. Roberts moved to approve the minutes of the June 23rd, 2022 meeting, Rathgeber seconded, all voted aye.

The Commission reviewed the request of Fred and Gloria Baker of 3164 Quass Road in Linn County, Iowa to annex their property, approximately 10.01 acres into the City. Mr. Baker noted he would like to split his property to allow construction of another home. Roberts moved to approve Resolution No. 2022-5, recommending approval of the annexation request to the City Council, Goodin seconded and all voted aye.

The Commission reviewed the Rose Third Addition to Linn County, noting it is within 2 miles of the Robins City Limits. Trachta moved to approve Resolution No. 2022-6, recommending approval to the City Council, Roberts seconded and all voted aye.

The Commission adjourned at 6:19 p.m.

Tim O'Hara, Chairperson

Dean Helander, Planning and
Zoning Administrator



November 9, 2022

Attn: Planning and Zoning Commission
City of Robins
265 South Second Street
Robins, IA 52328

RE: CAMBRIDGE HEIGHTS 2ND ADDITION - FINAL PLAT REVIEW

Dear Planning and Zoning Commission:

The Final Plat for Cambridge Heights 2nd Addition has been reviewed as requested. We find it to be in general conformance with the City requirements and therefore recommend approval contingent on the reconfiguration of the pavement jointing at the transition into the cul-de-sac.

Sincerely,

SNYDER & ASSOCIATES, INC.

Kelli Scott, P.E.
Project Manager

cc: Dustin Kern, WEX
Lori Pickart City Clerk
Jed Schnoor, Schnoor-Bonifazi

P&Z RESOLUTION NO. 2022-7
APPROVING THE FINAL PLAT OF THE
CAMBRIDGE HEIGHTS SECOND ADDITION

WHEREAS, A FINAL PLAT OF CAMBRIDGE HEIGHTS SECOND ADDITION TO THE CITY OF ROBINS, LINN COUNTY, IOWA, containing ten (10) lots, has been filed with the City Planning Commission, Robins, Iowa, on November 11, 2022, and after consideration, the same is found to be correct and in accordance with the provisions of the laws of the State of Iowa and the ordinance of the City of Robins, Iowa, in relation to Plats and Additions to Cities,

NOW THEREFORE, BE IT RESOLVED BY THE CITY PLANNING COMMISSION OF THE CITY OF ROBINS, IOWA, that said plat and dedications of said Cambridge Heights Second Addition to the City of Robins, Linn County, Iowa, be and the same is hereby acknowledged and approved on the part of the City Planning Commission, and this Commission hereby recommends to the City Council, the acceptance of the same, and the vice chairperson and secretary are hereby authorized and directed to certify this resolution of approval and affix the same to said plat as by law provided.

PASSED this 15th day of November A.D., 2022.

Tim O'Hara, Chairperson

Dean Helander, Planning and Zoning
Administrator

STATE OF IOWA)
) ss
LINN COUNTY)

We, Tim O'Hara, Chairperson, and Dean Helander, Zoning Administrator of the City Planning Commission, Robins, Iowa, do hereby certify that the above and foregoing resolution is a true and correct copy of the resolution passed by the City Planning Commission, Robins, Iowa, on this 15th day of November A.D., 2022.

Tom O'Hara, Chairperson

Dean Helander, Planning and Zoning
Administrator



November 9, 2022

Attn: Planning and Zoning Commission
City of Robins
265 South Second Street
Robins, IA 52328

RE: EAGLE VIEW LAND ADDITION - FINAL PLAT REVIEW

Dear Planning and Zoning Commission:

The Final Plat for Eagle View Land Addition has been reviewed as requested. We find it to be in general conformance with the City requirements and therefore recommend approval contingent on the completion of the punch list dated 11/9/22.

Sincerely,

SNYDER & ASSOCIATES, INC.

A handwritten signature in blue ink that reads 'Kelli Scott'. The signature is written in a cursive style with a horizontal line underlining the name.

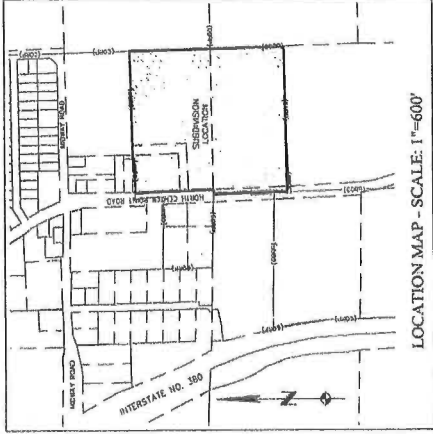
Kelli Scott, P.E.
Project Manager

cc: Bryce Ricklefs, Ricklefs Excavating
Lori Pickart City Clerk
Susan Forinash, Hall & Hall Engineers, Inc.

FINAL PLAT
EAGLE VIEW FIRST ADDITION
 IN THE CITY OF ROBINS, LINN COUNTY, IOWA
 A RESUBDIVISION OF LOT 1 OF BARNHART FIRST ADDITION AND LOTS 1 AND 2 OF BARNHART SECOND ADDITION AND ALSO INCLUDING PARCEL 'B' OF PLAT OF SURVEY NO. 211



INDEX LEGEND
 LOCATION: BARNHART FIRST ADDITION, BARNHART SECOND ADDITION, PARCEL 'B' OF PLAT NO. 211
 PREPARED BY: EAGLE VIEW LAND DEVELOPMENT, INC.
 SURVEYOR: DORIS E. SWANSON, P.L.S.
 COMPANY: HALL & HALL ENGINEERS, INC.
 HAWAIIA, IOWA 52233
 RETURN TO: SUSAN@HALLINC.COM



RECEIVED
 NOV 1 2022

SURVEY LEGEND

- SET 1/4\"/>

| Course | Length | Bearing | Area | Course | Length | Bearing |
|--------|-------------|----------|---------|---------|---------|-------------|
| C1 | 17' 29' 35" | S64.53°E | 112.87 | 170.07' | 113.53' | S69°31'10"E |
| C2 | 10' 29' 24" | S64.53°E | 203.07' | 420.07' | 119.65' | S29°45'19"W |
| C3 | 80' 29' 02" | S44.32°E | 251.75' | 433.72' | 187.29' | S14°19'14"W |
| C4 | 11' 54' 15" | S71.85°E | 76.43' | 353.07' | 187.29' | S14°19'14"W |
| C5 | 23' 52' 36" | S64.53°E | 151.27' | 353.07' | 187.29' | S14°19'14"W |
| C6 | 20' 18' 57" | S64.53°E | 185.73' | 353.07' | 187.29' | S14°19'14"W |
| C7 | 4' 23' 15" | S13.90°E | 27.79' | 353.07' | 227.78' | S67°35'07"E |
| C8 | 27' 24' 25" | S59.52°E | 292.54' | 63.00' | 77.65' | S67°35'07"E |
| C9 | 63' 26' 46" | S31.53°E | 68.00' | 63.00' | 64.84' | S39°45'08"W |
| C10 | 89' 41' 22" | S14.77°E | 72.96' | 63.00' | 86.59' | S39°45'08"W |
| C11 | 57' 17' 45" | S22.25°E | 63.00' | 63.00' | 57.59' | S39°45'08"W |
| C12 | 89' 41' 22" | S14.77°E | 72.96' | 63.00' | 86.59' | S39°45'08"W |
| C13 | 89' 41' 22" | S14.77°E | 72.96' | 63.00' | 86.59' | S39°45'08"W |
| C14 | 49' 44' 07" | S13.90°E | 24.68' | 24.68' | 21.00' | S42°05'49"E |
| C15 | 69' 29' 00" | S21.13°E | 393.45' | 333.00' | 416.35' | S17°30'14"W |
| C16 | 16' 40' 44" | S44.43°E | 19.40' | 333.00' | 87.89' | S41°03'00"W |
| C17 | 17' 02' 35" | S54.41°E | 19.00' | 333.00' | 89.83' | S41°03'00"W |
| C18 | 35' 45' 33" | S71.24°E | 139.00' | 333.00' | 136.64' | S19°21'03"W |
| C19 | 35' 59' 54" | S44.43°E | 133.31' | 370.00' | 139.88' | S29°45'19"W |
| C20 | 17' 16' 27" | S13.33°E | 129.14' | 433.00' | 133.12' | S48°24'25"E |

LEGAL DESCRIPTION:
 LOT ONE (1) OF BARNHART FIRST ADDITION
 AND
 LOTS ONE (1) AND TWO (2) OF BARNHART SECOND ADDITION
 AND
 PARCEL 'B' OF PLAT OF SURVEY NO. 211
 ALL OF THE ABOVE IN THE CITY OF ROBINS, LINN COUNTY, IOWA
 RECORDED PARCEL CONTAINS 46.46 ACRES.

NOTES:
 DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 BARNHART SECOND ADDITION, PARCEL 'B' OF PLAT NO. 211, AND LOTS ONE (1) AND TWO (2) OF BARNHART SECOND ADDITION, AND LOTS ONE (1) AND TWO (2) OF BARNHART SECOND ADDITION, AND PARCEL 'B' OF PLAT OF SURVEY NO. 211, ARE SUBJECT TO THE CITY OF ROBINS AT THIS TIME AS PUBLIC ROAD RIGHT OF WAY.
 LOT C TO BE USED AS REGIONAL STORM WATER MANAGEMENT (TO BE PRIVATELY OWNED AND MAINTAINED).
 PARCELS OF THIS PROPERTY ARE LOCATED WITHIN INCREASED FLOOD INSURANCE RATE MAP, COUNTY PARCEL NO. 191120000E, WHICH BEARS AN EFFECTIVE DATE OF JULY 20, 2021.
 EXISTING PROPERTY ZONING: C-2 (HIGHWAY COMMERCIAL).
 ZONING AND LAND USE DESIGNATIONS SHOWN FOR SURROUNDING PROPERTIES ARE SUBJECT TO CHANGE.

**P&Z RESOLUTION NO. 2022-8
APPROVING THE FINAL PLAT OF THE
EAGLE VIEW LAND FIRST ADDITION**

WHEREAS, A FINAL PLAT OF EAGLE VIEW FIRST ADDITION TO THE CITY OF ROBINS, LINN COUNTY, IOWA, containing fourteen (14) lots, has been filed with the City Planning Commission, Robins, Iowa, on November 11, 2022, and after consideration, the same is found to be correct and in accordance with the provisions of the laws of the State of Iowa and the ordinance of the City of Robins, Iowa, in relation to Plats and Additions to Cities,

BE IT RESOLVED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF ROBINS, IOWA, no building permits will be issued for structures located within the flood plain without a Letter of Map Amendment (LOMA); a Letter of Map Revision-based on fill process (LOMR-F) prepared by the owner of the property; and a pre-construction elevation certificate prepared by a certified engineer.

NOW THEREFORE, BE IT RESOLVED BY THE CITY PLANNING COMMISSION OF THE CITY OF ROBINS, IOWA, that said plat and dedications of said Eagle-View Land First Addition to the City of Robins, Linn County, Iowa, be and the same is hereby acknowledged and approved on the part of the City Planning Commission, and this Commission hereby recommends to the City Council, the acceptance of the same, and the vice chairperson and secretary are hereby authorized and directed to certify this resolution of approval and affix the same to said plat as by law provided.

PASSED this 15th day of November A.D., 2022.

Tim O'Hara, Chairperson

Dean Helander, Planning and Zoning

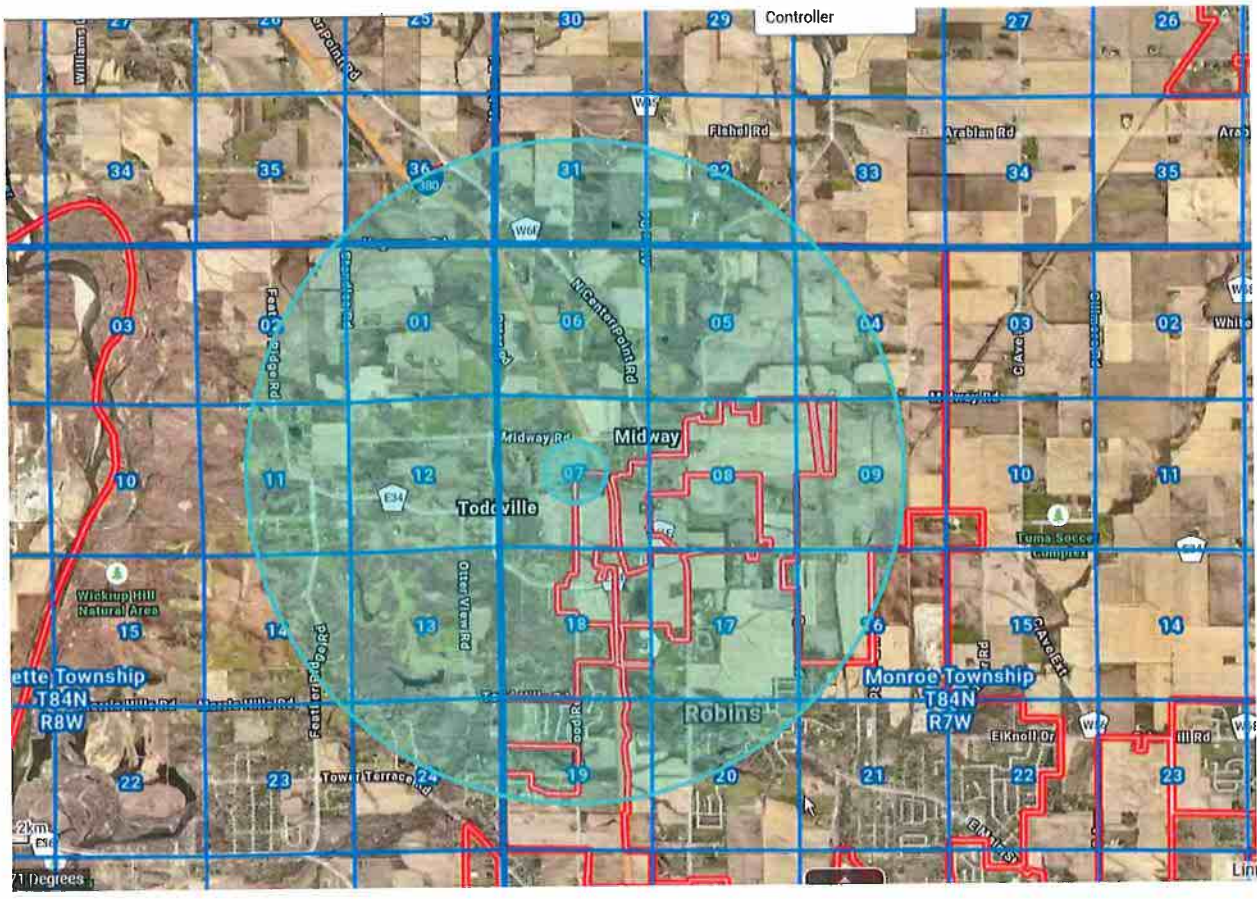
Administrator

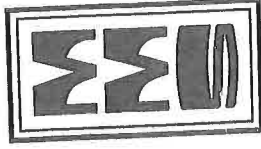
STATE OF IOWA)
) ss
LINN COUNTY)

We, Tim O'Hara, Chairperson, and Dean Helander, Zoning Administrator of the City Planning Commission, Robins, Iowa, do hereby certify that the above and foregoing resolution is a true and correct copy of the resolution passed by the City Planning Commission, Robins, Iowa, on this 15th day of November A.D., 2022.

Tom O'Hara, Chairperson

Dean Helander, Planning and Zoning Administrator





CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1977 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

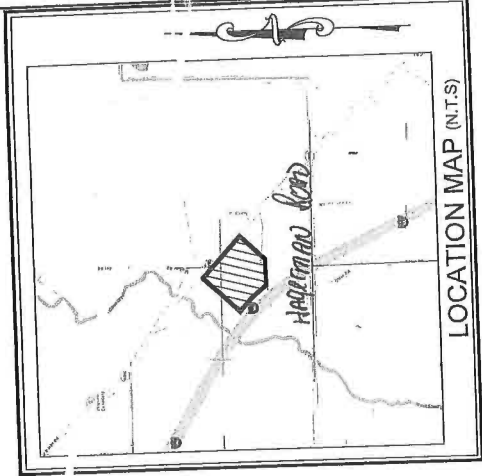
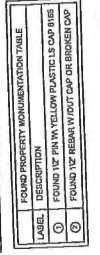
LEGEND AND NOTES

- ▲ CONGRESSIONAL CORNER, BOUNDARY ADJUSTMENT
 - CONGRESSIONAL CORNER, RECORDED LOCATION
 - PROPERTY CORNER, FOUND (as noted)
 - PROPERTY CORNER, FOUND (as noted) (S/F) from NW 1/4 Section, Plat 15, Crp. enhanced with "MMS"
 - PROPERTY A/C BOUNDARY LINES
 - BOUNDARY LINES
 - COVER LINES
 - LOT LINES, PLATTED OR BY AREA
 - EXISTING EASEMENT LINES, PURPOSE NOTED
 - RECORDED DIMENSIONS
 - CURVE SEGMENT NUMBER
- (N) NORTH
(S) SOUTH
- UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDRETHS

NOTE:
ALL BEARINGS ARE BASED ON IOWA STATE PLANE COORDINATES (NAD 83) AND IOWA STATE PLANE DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES AND NOT GRID DISTANCES.

FOUND PROPERTY DIMENSION TABLE

| LABEL | DESCRIPTION |
|-------|--|
| ① | FOUND 1" P/W YELLOW PASTIC LS CAP RISE |
| ② | FOUND 1" REBAR W/OUT CAP OR BROKEN CAP |



DESCRIPTION - KELLOGG ACRES
Lot 2 of Otter Creek Second Addition in accordance with the plat thereof recorded in Book 3077, Page 74 of the Records of the Linn County Recorder's Office.

Said Tract of Land contains 12.73 Acres, and is subject to easements and restrictions of record.

I hereby certify that this final surveying document was prepared and the surveying 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.

DAVID M. WEST
P.L.S. Iowa Lic. No. 12749
My license renewal date is December 31, 20____.

Pages or sheets covered by this ass't:

Scale: _____ of _____

Drawn by: LSS _____

Checked by: DMM _____

Date: 09/14/2022

Plot Book No. 1345

Sheet No. 1 of 1

Project No. 11613-001

SEAL

FINAL PLAT
KELLOGG ACRES
A RESUBDIVISION OF LOT 2, OTTER CREEK SECOND ADDITION
LINN COUNTY, IOWA

AREA SUMMARY

| SEC. | TRSN.-R/W | AREA |
|----------|-----------|-------------|
| SEC. 35- | TRSN.-R/W | 1.53 ACRES |
| SEC. 36- | TRSN.-R/W | 2.87 ACRES |
| TOTAL | | 4.40 ACRES |
| SEC. 35- | TRSN.-R/W | 0.04 ACRES |
| SEC. 36- | TRSN.-R/W | 3.40 ACRES |
| TOTAL | | 3.44 ACRES |
| SEC. 31- | TRSN.-R/W | 0.167 ACRES |
| SEC. 31- | TRSN.-R/W | 1.228 ACRES |
| TOTAL | | 1.395 ACRES |
| SEC. 31- | TRSN.-R/W | 1.96 ACRES |
| SEC. 31- | TRSN.-R/W | 2.74 ACRES |
| TOTAL | | 4.70 ACRES |

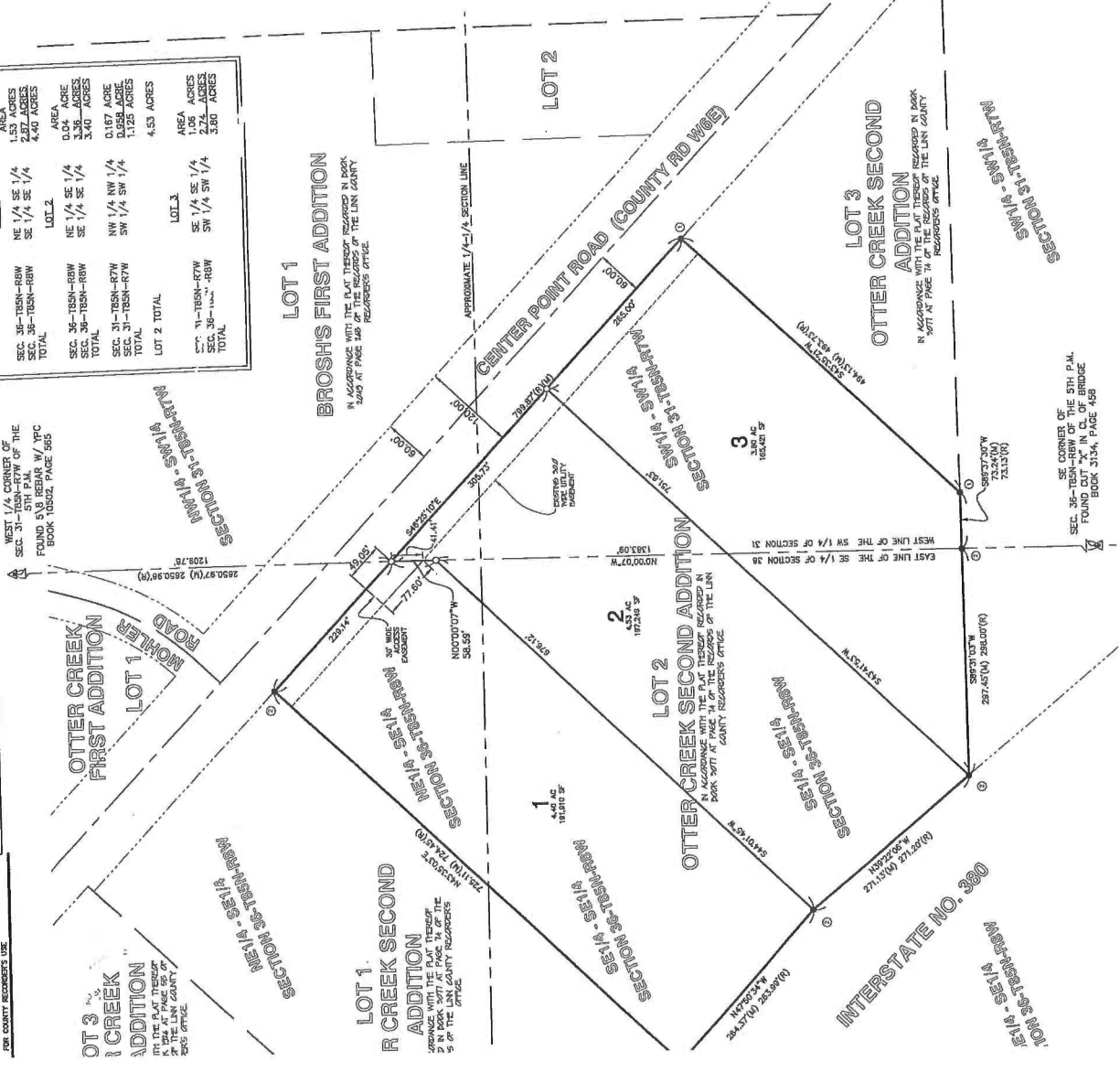
LOCATION:
NATHAN L AND CARRIE A. KELLOGG
CENTER POINT, IOWA 52243

SUBDIVISION:
NATHAN L AND CARRIE A. KELLOGG
CENTER POINT, IOWA 52243

OWNER:
MMS CONSULTANTS, INC.
1977 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282

DATE OF SURVEY:
09/02/2022

WEST 1/4 CORNER OF THE SEC. 31 - 5TH P.M. FOUND 5/8 REBAR W/ TPC BOOK 10602, PAGE 365



PLANNING AND ZONING RESOLUTION NO. 2022-9

RESOLUTION APPROVING KELLOG ACRES FINAL PLAT

WHEREAS, A FINAL PLAT OF THE KELLOG ACRES ADDITION TO LINN COUNTY, containing three (3) lots, numbered one through three has been filed with the City Planning and Zoning Commission, Robins, Iowa, and after consideration, the same is found to be in correct and in accordance with the provisions of the laws of the State of Iowa, and the approval of the City of Robins, Iowa.

NOW THEREFORE BE IT RESOLVED BY THE CITY PLANNING COMMISSION OF THE CITY OF ROBINS, IOWA, that said plat and dedications of said Kellog Acres Addition to Linn County, Iowa, be and the same is hereby acknowledged and approved on the part of the City Planning and Zoning Commission, and this commission hereby recommends to the City Council, the acceptance of the same, and the chairperson and zoning administrator are hereby authorized and directed to certify this resolution and approval and affix the same to said plat as by law provided.

Passed this 15th day of November, AD, 2022.

Tim O'Hara, Chairperson

Dean Helander
Planning & Zoning Administrator

STATE OF IOWA)
) SS
LINN COUNTY)

We, Tim O'Hara, Chairperson, and Dean Helander, Planning and Zoning Administrator, Robins, Iowa, do hereby certify that the above and foregoing resolution is a true and correct copy of the resolution passed by the City Planning & Zoning Commission, Robins, Iowa, on this 15th day of November, AD, 2022.

ATTEST:

Tim O'Hara, Chairperson

Lori Pickart
City Clerk/Treasurer

Dean Helander
Planning and Zoning Administrator