

City of Monticello, Iowa

www.ci.monticello.ia.us

Posted: April 15, 2020 at 12:00 p.m.

Meeting:	Meeting of the Monticello Planning & Zoning Board
Date/Time:	April 16, 2020 at 5:00 P.M.
Place:	Monticello Renaissance Center, 202 E. 1 st Street, Monticello, Iowa

Commissioner:	Nick Sauser	Mayor:	Brian Wolken
Commissioner:	Wayne Peach	City Administrator:	Douglas Herman
Commissioner:	Gary "Butch" Pratt	Deputy City Clerk:	Cheryl Clark
Commissioner:	Chris Sasina	Public Works:	Nick Kahler
Commissioner:	Trint Adams	City Engineer:	Patrick Schwickerath
City Council Liaison:	Candy Langerman		

-
- * **Call to Order – 5:00 PM**
 - * Pledge of Allegiance
 - * Roll Call
 - * Agenda Addition/Agenda Approval
 - * **Approval of Planning & Zoning Board Minutes January 16, 2020**

Open Forum: If you wish to address the Planning & Zoning Board on subjects pertaining to today's meeting agenda please wait until that item on the agenda is reached. If you wish to address the Board on an item **not** on the agenda, please be recognized by the chairman, approach the lectern, and give your name and address for the public record before discussing your item.

Agenda Item:

1. **Resolution** to recommend approval of Plat of Survey to Parcel 2020-28 and 2020-29. (Mitch and Kendi Monk.)
2. **Resolution** to recommend approval of Site Plan for Condo Development on N. Chestnut Street. (Submitted by Tom Yeoman)

ADJOURNMENT Pursuant to § 21.4(2) of the Code of Iowa, the City has the right to amend this agenda up until 24 hours before the posted meeting time.

The Public may participate by following the following guidelines:

The Planning and Zoning meeting will start at 5:00 and should wrap up relatively quickly as there are two agenda items. You can participate using your computer by clicking on the link below and will need to have your audio on for sure and your video if you want us to see you and if you have a camera on your computer. You can also merely call in by calling 1.301.715.8592 (The meeting ID and Password are set out below.)

Join Zoom Meeting

<https://zoom.us/j/99708630067?pwd=RXgxZnlndU9DT20rVUZLeTFBWEh0UT09>

Meeting ID: 997 0863 0067

Password: 017919

Attachments & Enclosures:

1. 01/16/2020 Minutes
2. Plat of Survey to Parcel 2020-28, 2020-29 (Monk)
3. Condo Development Site Plan (Yeoman)

Agenda Item:

1. **Resolution** to recommend approval of Plat of Survey to Parcel 2020-28 and 2020-29. (Mitch and Kendi Monk.) The two-unit Condo was previously approved. The Plat of Survey is identical to the manner in which the Dean Stevens two – unit condo was split on S. Main Street with the lot being split down the center on the shared common wall. I recommend that the Board recommend approval to the City Council.
2. **Resolution** to recommend approval of Site Plan for Condo Development on N. Chestnut Street. (Submitted by Tom Yeoman) The old Yeoman & Company industrial site is currently undergoing asbestos removal to be soon followed by demolition. Tom has submitted a site plan that shows the construction of five (5) condo units on this property, one being a two-unit structure and one being a three-unit structure. He plans to proceed as soon as possible with the construction of the two-unit condo and to thereafter move forward with the three-unit condo as demand dictates. Setbacks are all met or exceeded. All units will be served with a sidewalk to N. Chestnut Street and garage access to the rear of the units to be accessed from 7th Street. I recommend that the Board recommend approval to the City Council.
 - a. Two units will have basements as noted.
 - b. Grass will be in place as noted, however, some grass could turn into patios which will be determined by owner of unit.
 - c. All grassy areas will be commonly owned as laid out in Association Documents. (Unlike Stevens and Monk two-unit condo's where each unit individually owns and is responsible for some "yard" space.

Planning & Zoning Commission Meeting
Council Chambers
January 16, 2020
5:30 p.m.

Commissioner Trint Adams called the meeting to order at 6:08 p.m. The following members were present: Trint Adams, Gary "Butch" Pratt and Chris Sasina. Also present were City Council Liaison Candy Langerman, City Council Member Gary Feldmann, Public Works Director Nick Kahler and Deputy City Clerk Cheryl Clark.

Sasina moved to approve the agenda; Pratt seconded. Ayes: All present. Carried.

Sasina moved to approve the minutes of the December 12, 2019 Planning & Zoning Meeting; Pratt seconded. Ayes: All present. Carried.

No one appeared for Open Forum.

Kahler reported that Parcel 2020-22 is on the very edge of the two-mile jurisdiction. Sasina motioned to recommend approval of Plat of Survey to Parcel 2020-22, Pratt seconded. Ayes: All present. Carried.

Kahler reported that Parcels 2020-26 and 2020-27 are for the Stevens condominium units on South Main Street. In this case, each condominium owner will own the lot associated with their half and be responsible for the maintenance. Motioned by Sasina, seconded by Pratt to recommend approval of Plat of Survey to Parcel 2020-26 and 2020-27. Ayes: All present. Carried.

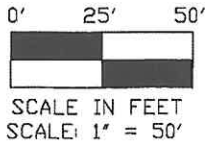
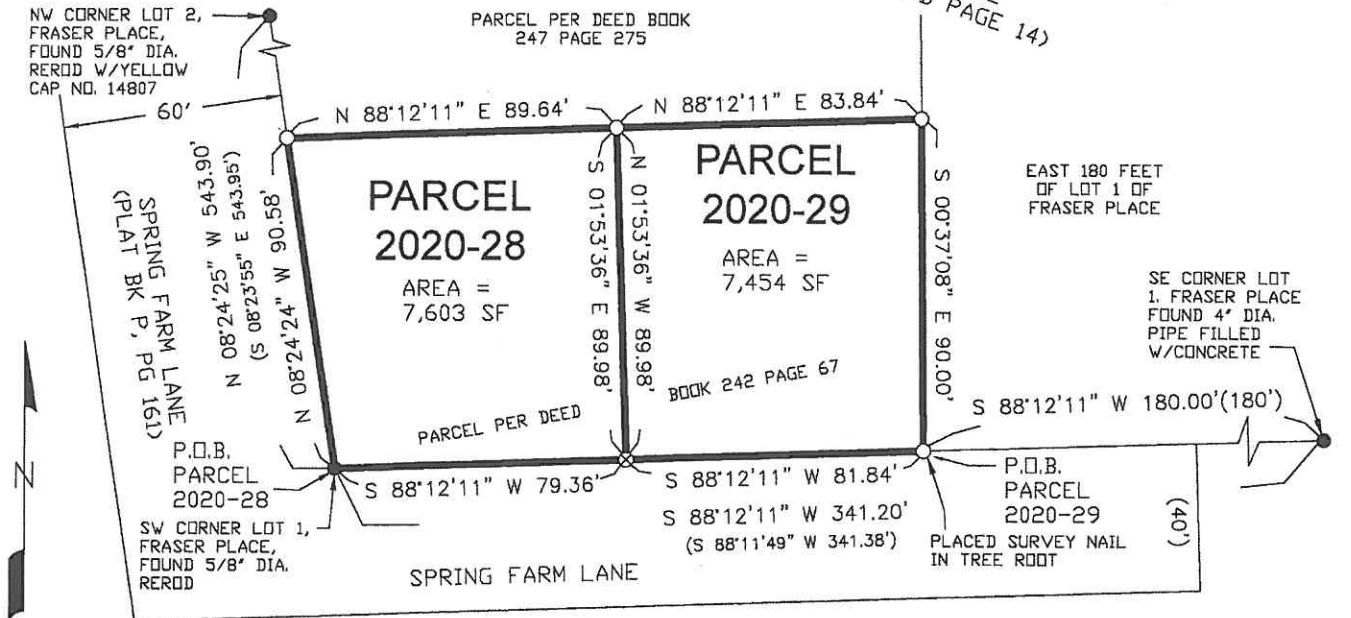
Moved by Pratt and seconded by Sasina to adjourn at 6:11 p.m. Ayes: All present. Carried.

Trint Adams, Commissioner

Cheryl Clark, Deputy City Clerk

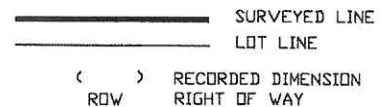
Index Legend
 Location: Parcel 2020-28 & 2020-29,
 City of Monticello
 Requestor: Mitchell S. Monk
 Proprietor: Kendi L. Nagel
 Surveyor: Michael J. Weber
 Surveyor Company: Weber Surveying, LLC
 & Return To: 26789 46th AVE
 Bernard, IA 52032

**PLAT of SURVEY of
 PARCEL 2020-28 and PARCEL 2020-29
 in the City of Monticello, Iowa**



NOTES:
 1. ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
 2. THIS PLAT IS SUBJECT TO RIGHT OF WAY AND EASEMENTS OF RECORD AND NOT OF RECORD.

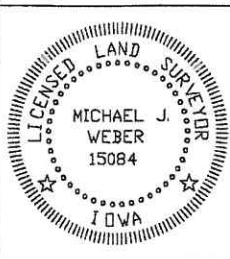
- PLACED 5/8" STEEL ROD W/ ORANGE PLASTIC CAP MARKED "WEBER PLS 15084" UNLESS OTHERWISE NOTED
- ⊗ PLACED "X" IN CONCRETE
- FOUND MONUMENT AS NOTED



DESCRIPTION:

Parcel 2020-28 being part of the Lot 1 of Fraser Place as shown in Plat Book D page 14 of the Jones County Recorder's Office, more particularly described as follows: Commencing at the SW corner of said Lot 1 being the point of beginning; thence N 08°24'24" W (assumed bearing), 90.58' along the West line of said Lot 1; thence N 88°12'11" E, 89.64'; thence S 01°53'36" E, 89.98' to the South line of said Lot 1; thence S 88°12'11" W, 79.36' along said South line to the point of beginning, containing 7,603 square feet and subject to easements of record and not of record.

Parcel 2020-29 being part of the Lot 1 of Fraser Place as shown in Plat Book D page 14 of the Jones County Recorder's Office, more particularly described as follows: Commencing at the SE corner of said Lot 1; thence S 88°12'11" W (assumed bearing), 180.00' along the South line of said Lot 1 to the point of beginning; thence S 88°12'11" W, 81.84' along said South line; thence N 01°53'36" W, 89.98'; thence N 88°12'11" E, 83.84' to the West line of the East 180 feet of said Lot 1; thence S 00°37'08" E, 90.00' along the said West line to the point of beginning, containing 7,454 square feet and subject to easements of record and not of record.



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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
Michael J. Weber April 14, 2020
 MICHAEL J. WEBER (DATE)
 LICENSE NUMBER 15084
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021
 SHEETS COVERED BY THIS SEAL: Sheet 1

WEBER SURVEYING, LLC
 26789 46TH AVE
 BERNARD, IA 52032
 PH: (563) 590-4993
 mjweber1@bernardtel.com

DRAWN BY: MJW
 SURVEY DATE: 4/13/20
 DWG: 19099-MONK

SHEET 1 OF 1

SITE PLAN

hestnut Street Condominiums
proposed Duplex & 3 - Plex

