

City of Monticello, Iowa

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Posted: September 02, 2020 at 10:30 a.m.

Meeting:	Meeting of the Monticello Planning & Zoning Board
Date/Time:	September 03, 2020 at 5:15 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:	Dave Goedken		

-
- * **Call to Order – 5:15 PM**
 - * Pledge of Allegiance
 - * Roll Call
 - * Agenda Addition/Agenda Approval
 - * **Approval** of Planning & Zoning Board Minutes July 28, 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 Plat of Survey to Parcel 2020-56. (Two Mile Jurisdiction)
2. **Resolution** to recommend approval of Plat of Survey to Parcel 2020-57. (Two Mile Jurisdiction)

Attachments & Enclosures:

1. **Minutes of Meeting 07/28/2020**
2. **Plats of Survey to Parcel 2020-56 and 2020-57**
3. **Aerials**

Agenda Item:

1. **Resolution** to recommend approval of Plat of Survey to Parcel 2020-56. This parcel was created to settle a boundary dispute. The solid black line represents the actual "Boundary Line Surveyed". The line that is not perfectly straight, with a number of "o" markings identifies the location of an existing fence. The parcel created, 2020-56, is located between the actual surveyed property line and the actual fence. The transfer of Parcel 2020-56 will result in the fence being on the actual property line. These properties are west of Monticello near the edge of our two-mile jurisdiction. Property owners involved are Schemmel and Intlekofer (Iowa Botanical Wildlife Preserve, Inc.)
2. **Resolution** to recommend approval of Plat of Survey to Parcel 2020-57. This parcel is being created on land owned by Kraig Manternach along the Amber Road, east of Monticello.

Planning & Zoning Commission Meeting
Council Chambers
July 28, 2020
5:15 p.m.

Commissioner Trint Adams called the meeting to order at 5:21p.m. The following members were present: Trint Adams, Wayne Peach, Gary “Butch” Pratt and Chris Sasina. Also present were City Council Liaison Dave Goedken, City Administrator Doug Herman and Deputy City Clerk Cheryl Clark.

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

Sasina moved to approve the minutes of the April 16, 2020 Planning & Zoning Meeting; Pratt seconded. Ayes: All present. Carried.

No one appeared for Open Forum.

Herman reported that MercyCare is requesting to place a pole sign at their new location on Welter Drive. He stated that the sign would be approximately the same size as the Cobblestone and Kardes signs. MercyCare representative Sue Schlarman informed Herman that they would like to be seen from Amber Road, so people know where they are located. Sasina felt that for a sign that big and tall, people may mistake the clinic for 24-hour care because the sign indicates walk-ins welcome. Pratt agreed, stating that in the case of an emergency, it would take time away from the patient if they drive up to the location and see that it isn't open. Sasina and Pratt felt that if people are making an appointment, they should know where they are going. Herman suggested that they could put one sign at the entrance of the area, noting all businesses. Pratt agreed, stating that there can be too many signs and he felt that the ordinance should be enforced. Sasina felt it shouldn't be any taller than the Cobblestone sign and suggested that they should just use the sign they have at their current location. Adams stated he's not in favor of allowing the sign because it would be against the Code. Adams motioned to recommend allowing MercyCare to construct a monument sign consistent with the City code and deny the pole sign as requested by MercyCare, Pratt seconded. Ayes: All present. Carried.

Herman reported that Randy Steiner has obtained a building permit to construct a shop at the location that he previously requested to place a “shouse” and Norm Zimmerman has started construction on Chestnut Street.

Moved by Sasina and seconded by Peach to adjourn at 5:46 p.m. Ayes: All present. Carried.

Trint Adams, Commissioner

Cheryl Clark, Deputy City Clerk

INDEX LEGEND

LOCATION: SECTION 19, T86N, R3W, SW OF NE
 REQUESTOR: RON SCHEMMEL
 PROPRIETOR: IOWA BOTANICAL WILDLIFE PRESERVE, INC.
 SURVEYOR: BILL BURGER
 SURVEYOR COMPANY: WM. BURGER LANDSURVEYOR
 BILL BURGER, 510 3RD STREET WEST COURT,
 WORTHINGTON, IA 52078 | (563) 855-2028

PREPARED BY BILL BURGER WM. BURGER LAND SURVEYOR 510 3RD STREET WEST COURT WORTHINGTON, IOWA 52078 (563) 855 2028

PLAT OF SURVEY

PARCEL 2020-56 PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION NINETEEN (19), TOWNSHIP EIGHTY-SIX NORTH (T86N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, JONES COUNTY, IOWA



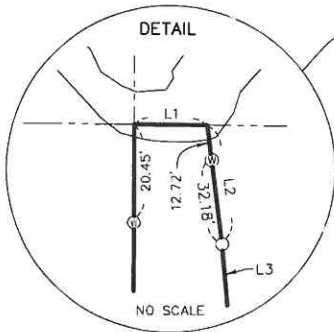
NE CORNER SE1/4 NW1/4
 SEC. 19, T86N, R3W
 NOTHING FOUND OR SET
 CORNER FALLS IN CREEK

N1/4 CORNER
 SEC. 19, T86N, R3W
 FD. 1/2" IRON ROD
 WITH NO CAP

NOTE: THIS PLAT IS SUBJECT TO EASEMENTS
 OF RECORD AND NOT OF RECORD

LEGEND

- SET 1/2" IRON ROD W/
YELLOW CAP #12642
- ⊗ WITNESS CORNER - SET 1/2" IRON
ROD W/ YELLOW CAP #12642
- BOUNDARY LINE SURVEYED
- x x x - EXISTING FENCE LINE
- - - SECTION LINE AND OR 1/4 OR
1/4 1/4 SECTION LINE
- () RECORDED AS



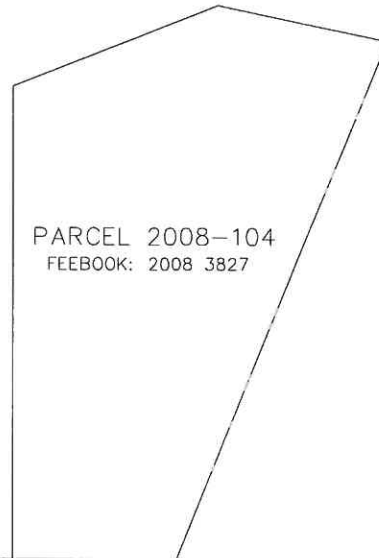
SE1/4 NW1/4
 SECTION 19, T86N, R3W

SW1/4 NE1/4
 SECTION 19, T86N, R3W

PARCEL 2020-56
 1.24 +/- ACRES TOTAL

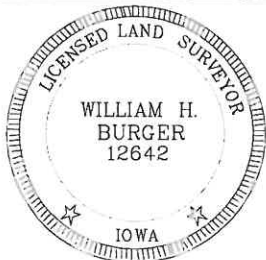
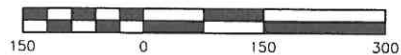
LINE	BEARING	DISTANCE
L1	S 89°33'34" E (S 88°55'18" W)	25.45'
L2	S 06°53'47" E	44.90'
L3	S 04°43'36" E	83.12'
L4	S 02°34'49" E	134.73'
L5	S 03°12'00" E	69.31'
L6	S 03°57'46" E	99.47'
L7	S 05°10'45" E	40.56'
L8	S 00°57'16" W	63.68'
L9	S 03°48'32" E	87.85'
L10	S 04°44'48" W	191.83'
L11	S 06°32'23" W	98.54'
L12	S 04°24'49" W	128.19'
L13	S 02°10'12" W	59.66'
L14	S 00°21'33" W	211.43'

(S 01°30'51" E 2620.34')
 N 00°00'31" E 2620.36'
 1310.18'
 (1310.11')



CENTER OF SECTION
 SEC. 19, T86N, R3W
 FD. 5/8" IRON ROD W/
 YELLOW CAP #14671
 POINT OF BEGINNING

(N 88°47'40" E)
 N 89°40'53" W
 22.58'



NO. OF SHEETS COVERED BY THIS SEAL 1

DATE OF SURVEY: 1/6/2019

SCALE: 1" = 150'

SHEET 1 OF 3

PROPRIETORS: SEE INDEX LEGEND

I HEREBY CERTIFY THAT THIS LANDSURVEYING DOCUMENT WAS PREPARED AND 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. MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020

Wm. Burger
LandSurveyor

510 3rd Street West Court
 Worthington, Iowa 52078

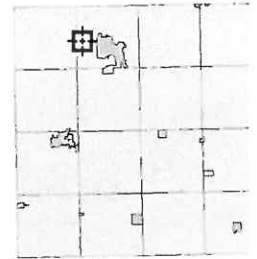
WILLIAM H. BURGER

#12642







DATE



Overview



Legend

-  Corporate Limits
-  Political Township
- Parcels**
-  Parcels
-  Structures on Lease Land
-  Cartography
-  Major Roads

Parcel ID	0219100004	Alternate ID	066900	Owner Address	SCHEMMEL, GLADYS M
Sec/Twp/Rng	19-86-03	Class	A		19050 COUNTY ROAD D62
Property Address		Acreage	40		MONTICELLO IA 52310-7694
District	LOVMO				
Brief Tax Description	19 86 03 SE NW				
	(Note: Not to be used on legal documents)				

THIS MAP DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREIN, EITHER EXPRESSED OR IMPLIED BY JONES COUNTY OR ITS EMPLOYEES. THIS MAP IS COMPILED FROM OFFICIAL RECORDS, INCLUDING PLATS, SURVEYS, RECORDED DEEDS, AND CONTRACTS, AND ONLY CONTAINS INFORMATION REQUIRED FOR LOCAL GOVERNMENT PURPOSES. SEE THE RECORDED DOCUMENTS FOR MORE DETAILED LEGAL INFORMATION.

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Developed by  **Schneider**
 GEOSPATIAL

Doug Herman

From: bburger@windstream.net
Sent: Friday, August 14, 2020 2:13 PM
To: Doug Herman
Subject: survey review and approval
Attachments: schemmel interkofer 2020 final plat.pdf

Hi Doug,

Find attached the plat for Ron Schemel Family to settle a property line dispute with the neighbor. It is in the outer fringe of the 2 mile radius of the City of Monticello. This plat may have been submitted before as Parcel 2019-53 but if not we need City approval or wave their right to review. Would you please put this on your next agenda for review.

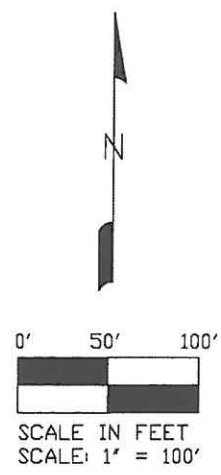
I will bring the signed Original over on Monday 8/17/2020.

Thanks
Bill Burger

Index Legend
 Location: Parcel 2020-57, SW-NW, Sec. 10, T.85N. R.3W.
 Requestor: Kraig A. Manternach
 Proprietor: J S & K Land, Inc
 Surveyor: Michael J. Weber
 Surveyor Company: Weber Surveying, LLC
 & Return To: 26789 46th AVE, Bernard, IA 52032
 mjweber1@bernardtel.com 563-590-4993

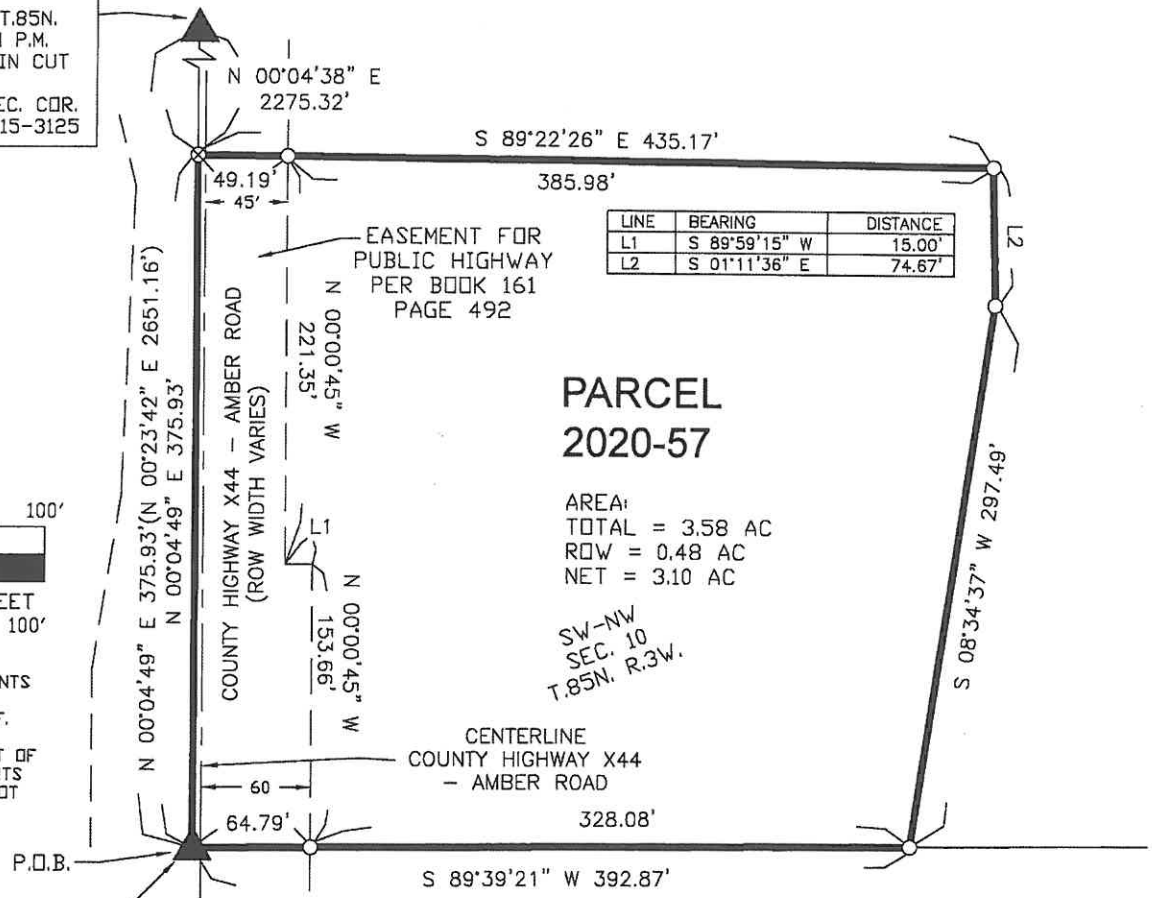
**PLAT of SURVEY of
 PARCEL 2020-57**
 in Section 10, T.85N. R.3W. of the
 5th P.M. in Jones County, Iowa

SE COR., SEC. 4, T.85N.
 R.3W. OF THE 5TH P.M.
 FOUND MAG NAIL IN CUT
 "X" IN CONCRETE
 PAVEMENT PER SEC. COR.
 CERT. DOC. NO. 2015-3125



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.

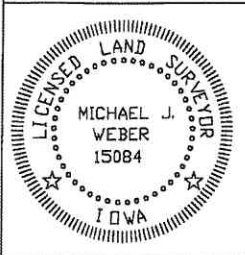
WEST 1/4 COR., SEC. 10, T.85N. R.3W.
 OF THE 5TH P.M. FOUND MAG NAIL IN
 CUT "X" IN CONCRETE PAVEMENT PER
 SEC. COR. CERT. DOC. NO. 2015-3126
 INDEXED AS THE EAST 1/4 COR., SEC.
 9, T.85N. R.3W. OF THE 5TH P.M.



**PARCEL
 2020-57**
 AREA:
 TOTAL = 3.58 AC
 ROW = 0.48 AC
 NET = 3.10 AC

- ▲ UNITED STATES PUBLIC LAND CORNER DESCRIPTION AS NOTED
- PLACED 5/8" STEEL ROD W/ORANGE PLASTIC CAP MARKED "WEBER PLS 15084"
- ⊗ PLACED CUT "X" IN PAVEMENT
- NEW PARCEL LINE
- - - EASEMENT LINE
- EXISTING PARCEL LINE
- - - CENTERLINE OF ROAD ROW
- () P.O.B. ROW AC
- () RECORDED DIMENSION POINT OF BEGINNING RIGHT OF WAY ACRES

DESCRIPTION:
 Parcel 2020-57, being part of the SW 1/4 of the NW 1/4 of Section 10, T.85N. R.3W. of the 5th P.M. in Jones County, Iowa, more particularly described as follows: Commencing at the West 1/4 corner of said Section 10 being the point of beginning; thence N 00°04'49" E (assumed bearing), 375.93' along the West line of the SW 1/4 of the NW 1/4 of said Section 10; thence S 01°11'36" E, 74.67'; thence S 08°34'37" W, 297.49' to the South line of the SW 1/4 of the NW 1/4 of said Section 10; thence S 89°39'21" W, 392.87' along the said South line to the point of beginning, containing 3.58 acres and subject to easements of record and not of record.

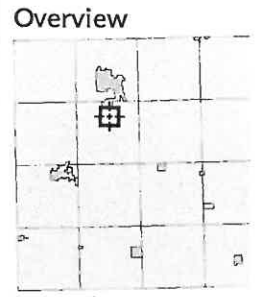


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Michael J. Weber August 26, 2020
 MICHAEL J. WEBER (DATE)
 LICENSE NUMBER 15084
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021
 SHEETS COVERED BY THIS SEAL: SHEET NO. 1

WEBER SURVEYING, LLC
 26789 46TH AVE
 BERNARD, IA 52032
 PH: (563) 879-4173
 FAX: (563) 879-4199

DRAWN BY: MJW
 SURVEY DATE: 8/25/20
 DWG: 20085-MANTERNACH

SHEET 1 OF 1



- Legend**
- Corporate Limits
 - Political Township
 - Parcels**
 - Parcels
 - Structures on Leas- Land
 - Cartography
 - Major Roads

Parcel ID	0610100004	Alternate ID	052600	Owner Address	J S & K LAND INC
Sec/Twp/Rng	10-85-03	Class	A		17576 AMBER RD X44
Property Address	17576 AMBER ROAD X44	Acreage	37.4		MONTICELLO IA 52310-8083
	MONTICELLO				
District	WAYMO				
Brief Tax Description	10-85-03 SW NW EXC SCHOOL LOT				
	(Note: Not to be used on legal documents)				

Monticello

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