



# NOTICE OF MEETING

## ROBINS PLANNING AND ZONING COMMISSION

TUESDAY, DECEMBER 20, 2022

5:30 P.M. @

ROBINS CITY HALL

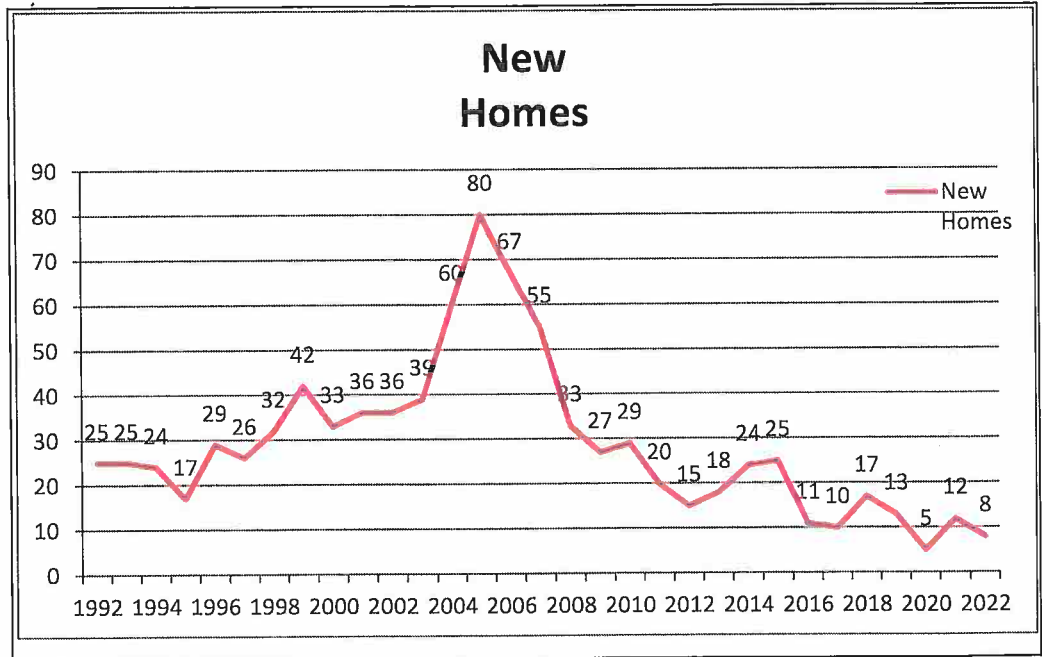
### AGENDA:

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 November 15<sup>th</sup>, 2022 Meeting.
6. Resolution No. 2022-10, Final Plat, Epic Event Center First Addition.
7. Resolution No. 2022-11, Final Plat, Woods Edge at Dry Creek Second Addition.
8. Resolution No. 2022-12, Plat of Survey No. 2695.
9. Motion to adjourn.

**Robins**  
**Planning and Zoning Report**  
 November 30, 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	19
December	
<b>Total</b>	<b>281</b>





*ROBINS PLANNING AND ZONING COMMISSION  
MINUTES OF THE NOVEMBER 15<sup>TH</sup>, 2022 MEETING*

*Chairperson Tim O'Hara called the meeting to order at 5:30 p.m. in Robins City Hall on Tuesday, November 15<sup>th</sup>, 2022. Roll call was taken with Todd Roberts, Dennis Trachta, Ed Rathgeber, Tim O'Hara, Planning and Zoning Administrator Dean Helander, Engineer Kelli Scott, City Clerk/Treasurer Lori Pickart, and one guest.*

*There was no Chairperson's Report, the Planning and Zoning Administrator had no addition to his written report.*

*Roberts moved to approve the Minutes of the August 10<sup>th</sup>, 2022 meeting, Trachta seconded and all voted aye.*

***Cambridge Heights Second Addition.*** *Scott noted the plat is in conformance with the city requirements with the exception of the pavement jointings at the transition into the cul-de-sac. She noted they were in the process of repaving the area earlier in the day. Ed moved to approve Resolution No. 2022-7 recommending approval to the City Council, Roberts seconded and all voted aye.*

***Eagle View First Addition.*** *Scott noted the development is in general conformance with the city requirements and recommended approval contingent on the completion of the 11/9/22 punch list. She noted the developer will be doing the final test of the sewer main which will require a 30 day waiting period. She added the development needs to be cleaned up before City Council approval. She commented the piles of dirt and stone will be used in the Robins Landing development, adding the City Council has agreed to let them remain on site for that use. Roberts moved to approve Resolution No. 2022-8 recommending approval to the City Council, Rathgeber seconded and all voted aye.*

***Kellogg Acres Final Plat.*** *Pickart noted this development is located in Linn County and within two miles of the City's boundaries. She noted the property owner is subdividing his property to allow construction of three more homes. Roberts moved to approve Resolution No. 2022-9 recommending approval to the City Council, Rathgeber seconded and all voted aye.*

*Roberts moved to adjourn at 5:39 p.m., Rathgeber seconded and all voted aye.*

*Tim O'Hara, Chairperson*

*Dean Helander,  
Planning and Zoning Administrator*

FINAL PLAT  
 EPIC EVENT CENTER FIRST ADDITION  
 IN THE CITY OF ROBINS, LINN COUNTY, IOWA

**INDEX LEGEND**  
 LOCATION: S.W. 1/4-S.W. 1/4, SECTION 10, T84N, R7W  
 REQUESTOR: JERRY P. AND KAREN L. SUNDERMAN  
 PROPRIETOR: JERRY P. AND KAREN L. SUNDERMAN  
 SURVAYOR: GREGG E. SAMPSON, P.L.S.  
 COMPANY: HALL & HALL ENGINEERS, INC.  
 1860 BOYSON ROAD, HAWAHTHA, IOWA 52233  
 1-319-362-9546  
 RETURN TO: SUSAN@HALLENG.COM

E. 1/4 CORNER SECTION 10, T84N, R7W, FD. S.C.M. BOOK 8389, PAGE 383, (S302.81) 1327.78'  
 N.W. 1/4 CORNER SECTION 10, T84N, R7W, FD. S.C.M. BOOK 8426, PAGE 137, 1325.86'  
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 EAST LINE OF THE N.W. 1/4-S.W. 1/4, 1325.67'  
 EAST LINE OF THE S.W. 1/4-S.W. 1/4, 1325.67'  
 EAST LINE OF THE S.E. 1/4-S.W. 1/4, 1327.78'  
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 EAST LINE OF THE S.E. 1/4-S.W. 1/4, 1325.67'

W. 1/4 CORNER SECTION 10, T84N, R7W, FD. S.C.M. BOOK 5750, PAGE 288 (S8922151'E) 1328.26'  
 (S8922151'E) 1328.26'  
 (N8922112'E) 531.03'  
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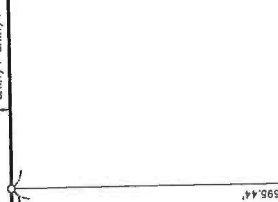
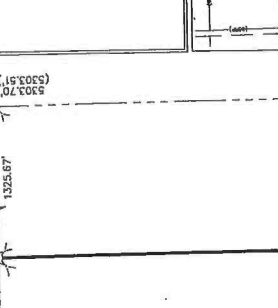
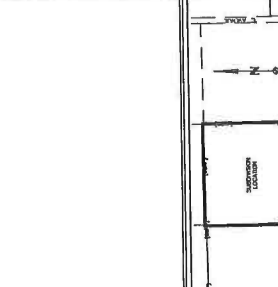
NORTH LINE OF THE N.W. 1/4-S.W. 1/4, 1325.59'  
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WEST LINE OF THE S.W. 1/4-S.W. 1/4, 1268.27'



**NOTES:**  
 1. DISTANCES ARE IN FEET AND DECIMALS THEREOF.  
 2. BEARINGS ARE BASED ON: NAD83 (2011) (EPOCH 2010.000) Iowa State Plane, North Zone, as observed using the Iowa Real Time Network.  
 3. DATE OF SURVEY FIELD WORK: 6/16/2021  
 4. OUTLOT A FOR FUTURE DEVELOPMENT.

OWNER/APPLICANT:  
 JERRY P. AND KAREN L. SUNDERMAN  
 PO BOX 887  
 MARION, IOWA 52302

FD. SECTION CORNER AS NOTED  
 SET 1/2" REBAR W/ RED PLASTIC CAP NO. 15842  
 SET 1/2" REBAR W/ YELLOW PLASTIC CAP NO. 14689  
 FD. MONUMENT AS NOTED  
 RECORDED AS EASEMENT LINE  
 PLAT BOUNDARY  
 EXISTING LOT LINE  
 SECTION LINE  
 QUARTER SECTION LINE

LEGAL DESCRIPTION-CORPORATE WARRANTY DEED BOOK 8966, PAGE 366:  
 SW 1/4 SW 1/4 SECTION 10-84-7, LINN COUNTY, IOWA, EXCEPT THE PUBLIC HIGHWAY  
 DESCRIBED PARCEL CONTAINS 38.59 ACRES.

DATE: 6/27/2022  
 FILE NO: 01107  
 SCALE: 1"=100'  
 SHEET: 1 of 1  
 PROJECT NUMBER: 10766

DATE: 6/27/2022  
 FILE NO: 01107  
 SCALE: 1"=100'  
 SHEET: 1 of 1  
 PROJECT NUMBER: 10766

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 FILE NO: 01107  
 SCALE: 1"=100'  
 SHEET: 1 of 1  
 PROJECT NUMBER: 10766

DATE: 6/27/2022  
 FILE NO: 01107  
 SCALE: 1"=100'  
 SHEET: 1 of 1  
 PROJECT NUMBER: 10766

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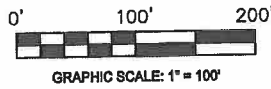
LOT 172  
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LOT 173  
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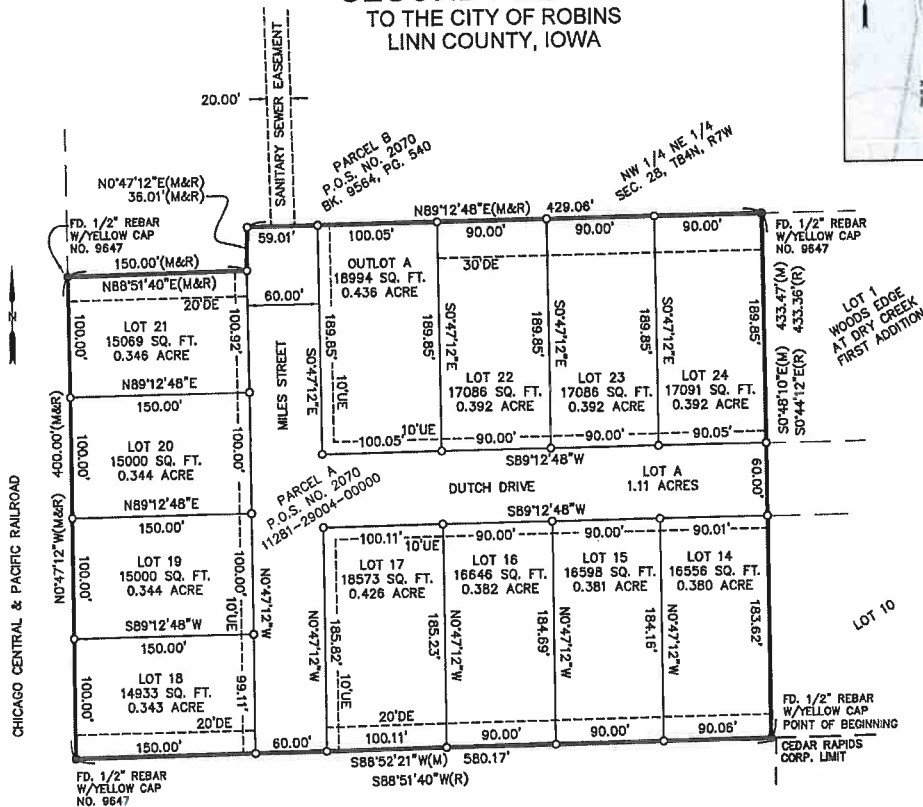
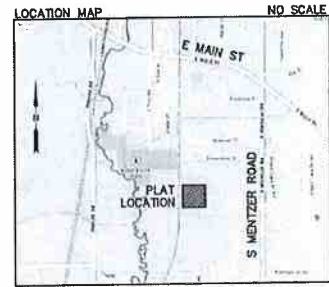
LOT 174  
 29.4



Index Legend	
Location:	Section 28, Township 84 North, Range 7 West NW 1/4 NE 1/4 Parcel A, P.O.S. No. 2070
Requestor:	Mark A. Wood
Proprietor:	DCW Properties, L.C.
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



## FINAL PLAT WOODS EDGE AT DRY CREEK SECOND ADDITION TO THE CITY OF ROBINS LINN COUNTY, IOWA



**APPLICANT:**  
MARK A. WOOD  
600 WOODLAND DR.  
ROBINS, IA 52328  
319-533-0574

**PROPRIETOR:**  
DCW PROPERTIES, L.C.  
600 WOODLAND DR.  
ROBINS, IA 52328

**CONTACT:**  
JOSEPH MAILANDER, PE  
CLEARWELL, PLLC  
2135 BLAKE BLVD. SE  
CEDAR RAPIDS, 52403  
319-654-4911  
jmailander@clearwelleng.com

**SURVEYOR:**  
STEPHEN M. SCOTT  
3428 STANDLEA ROAD  
TODDVILLE, IA 52341  
319-540-5263

**DATE OF SURVEY:**  
AUGUST 6, 2021

**DATE SUBMITTED:**  
AUGUST 23, 2022

**DATE REVISED:**  
NOVEMBER 23, 2022

### LEGEND AND NOTES

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

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDRETHS BASIS OF BEARING IS GPS GRID NORTH

- LOT A (1.11 ACRES) IS TO BE DEDICATED TO THE CITY OF ROBINS FOR ROAD RIGHT OF WAY.
- FOR MINIMUM LOW OPENING BUILDING ELEVATIONS FOR THIS DEVELOPMENT, CONTACT THE CITY OF ROBINS TO OBTAIN THE REQUIREMENTS.

ROBINS APPROVING AUTHORITY



**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

**ZONED: R-3**  
Min. lot area: 7,000 sq. ft. (no max)

### Legal Description:

Part of Parcel A, Plat of Survey No. 2070 in the Northwest Quarter of the Northeast Quarter of Section 28 of Township 84 North, Range 7 West of the Fifth Principal Meridian, except Woods Edge at Dry Creek First Addition to the City of Robins, Linn County, Iowa, described as follows:

Beginning at the Southwest Corner of Woods Edge at Dry Creek First Addition to the City of Robins, Linn County, Iowa; thence S88°52'21"W, 580.17 feet to the Southwest Corner of Parcel A, Plat of Survey No. 2070 in the Northwest Quarter of the Northeast Quarter of Section 28 of Township 84 North, Range 7 West of the Fifth Principal Meridian; thence N0°47'12"W, 400.00 feet to the Northwest Corner of said Parcel A; thence N88°51'40"E along the north boundary of said Parcel A, 150.00 feet; thence N0°47'12"E along the north boundary of said Parcel A, 36.01 feet; thence N89°12'48"E along the north boundary of said Parcel A, 429.06 feet to the Northwest Corner of said Woods Edge at Dry Creek First Addition; thence S0°48'10"E, 433.47 feet to the point of beginning.

Said parcel contains 5.67 acres, subject to easements and restrictions 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 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, 2022.

Pages or sheets covered by this seal:

THIS PAGE ONLY

PROJECT NO. 2290407







November 29, 2022

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

RE: WOOD'S EDGE AT DRY CREEK SECOND ADDITION  
FINAL PLAT APPROVAL

Dear Planning and Zoning Commission:

The Final Plat for Wood's Edge at Dry Creek Second Addition has been reviewed as requested.

We find it to be in general conformance with the City requirements and therefore recommend approval.

Sincerely,

SNYDER & ASSOCIATES, INC.

Kelli Scott, P.E.  
Project Manager

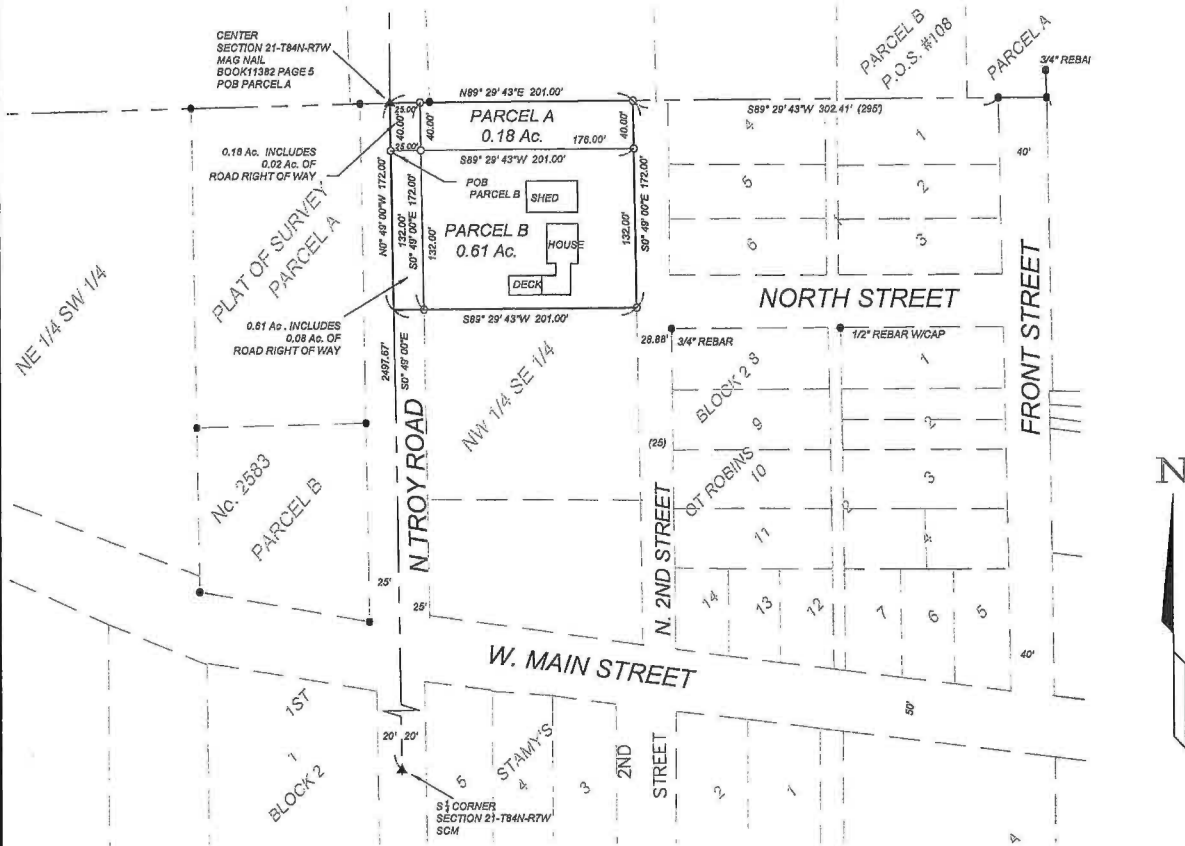
cc: Mark Wood, Owner  
Lori Pickart City Clerk  
Joe Mailander, Clearwell



# PLAT OF SURVEY No. 2695 PARCELS A AND B

Recorder's Stamp:

**Index Legend**  
 Location Description: Part of the NW 1/4 SE 1/4 Section 21-84-7  
 Requestor: Scott Warder  
 Proprietor: Michael R. Fossum  
 Surveyor: Stephen M. Brain, P.E., L.S.  
 Surveyor Company: Brain Engineering, Inc.  
 Return to: SM Brain, 1540 Midland Ct NE Cedar Rapids, IA 52402 or mikeb@brain-eng.com (319) 294-9424



**LEGAL DESCRIPTION - PARCEL A**

A part of the NW 1/4 SE 1/4 of Section 21-Township 84 North, Range 7 West of the 5th P.M., City of Robins, Linn County, Iowa, described as follows:  
 Beginning at the Center of said Section 21;  
 thence N89°29'43"E along the north line of said NW 1/4 SE 1/4, 201.00 feet;  
 thence S00°49'00"E, 40.00 feet;  
 thence S89°29'43"W, 201.00 feet to the west line of said NW 1/4 SE 1/4;  
 thence N00°49'00"W along said west line, 40.00 feet to the Point of Beginning, containing 0.18 acres which includes 0.02 acres of road right of way.

**LEGAL DESCRIPTION - PARCEL B**

A part of the NW 1/4 SE 1/4 of Section 21-Township 84 North, Range 7 West of the 5th P.M., City of Robins, Linn County, Iowa, described as follows:  
 Commencing as a point of reference at the Center of said Section 21;  
 thence S00°49'00"E along the west line of said NW 1/4 SE 1/4, 40.00 feet to the Point of Beginning;  
 thence N89°29'43"E, 201.00 feet;  
 thence S00°49'00"E, 132.00 feet;  
 thence S89°29'43"W, 201.00 feet to said west line;  
 thence N00°49'00"W along said west line, 132.00 feet to the Point of Beginning, containing 0.53 acres which includes 0.08 acres of road right of way.

NOTES: ALL MEASUREMENTS IN FEET AND DECIMALS THEREOF.

I hereby certify that this land surveying document 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.  
 Signed \_\_\_\_\_ Date \_\_\_\_\_  
 Stephen Michael Brain, L.S.  
 My License Renewal Date is December 31, 2022  
 License Number 9647  
 Pages or sheets covered by this seal: THIS PAGE

DATE OF SURVEY: 10/1/2021

- ▲ FOUND SECTION CORNER
- FOUND 1/2" REBAR OR AS LABELED
- △ SET SECTION CORNER
- SET 1/2" REBAR W/ YPC #9647
- POB POINT OF BEGINNING
- ∅ RECORDED AS
- BORDER
- - - CENTERLINE
- - - PROPERTY LINE
- - - SECTION LINE
- - - ADJACENT PROPERTY/ROW
- SCM 4"x 4" CONCRETE POST w/DISK
- UE UTILITY EASEMENT
- YPC YELLOW PLASTIC CAP
- P.O.S. PLAT OF SURVEY

Title: **PLAT OF SURVEY No. 2695**  
 PARCELS A AND B



Drawn: SMB Book: 381  
 12/12/22  
 Checked: [Signature] Scale: 1"=100'  
 12/13/22



## RESOLUTION NO. 2022-12

### RESOLUTION APPROVING PLAT OF SURVEY NO. 2695

WHEREAS, Plat of Survey No. 2695 has been received from Michael Fossom on December 12, 2022 relating to his property at 101 N. Second Street in Robins, Iowa, and

WHEREAS, this plat of survey would sever 40' x 201.00' of the property allowing parcel "A" to be purchased by and adjoined to the property of 150 N. Troy Road in Robins, Iowa.

NOW THEREFORE, BE IT RESOLVED BY THE ROBINS PLANNING AND ZONING COMMISSION OF THE CITY OF ROBINS, IOWA, that said Plat of Survey No. 2695 be and the same is hereby acknowledged and approved on the part of the Robins Planning and Zoning Commission, and this Commission hereby recommends to the City Council the acceptance of the same.

PASSED AND APPROVED this 20<sup>th</sup> day of December, 2022.

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Tim O'Hara, Chairperson

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Dean Helander,  
Planning & Zoning Administrator