



NOTICE OF MEETING

ROBINS PLANNING AND ZONING COMMISSION

TUESDAY, APRIL 25TH, 2023

5:30 P.M. @

ROBINS CITY HALL

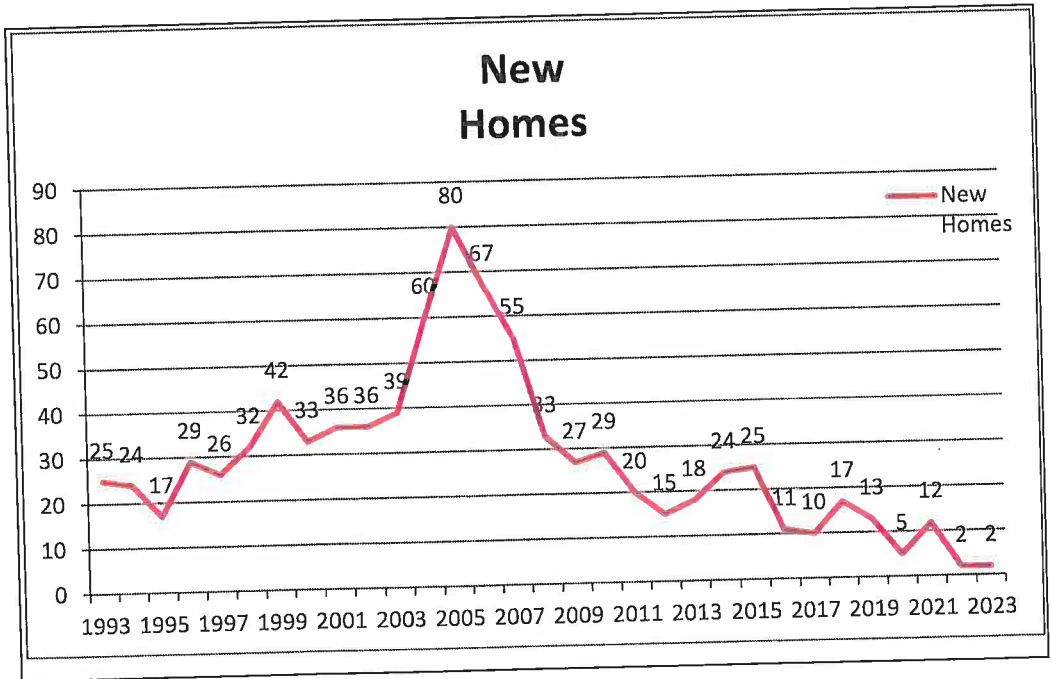
AGENDA:

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 March 28, 2023 Meeting.
6. Resolution No. 2023-1, recommending Plat of Survey No. 2671 dividing the property at 3164 Quass Road to the City Council.
7. Resolution No. 2023-2, recommending Plat of Survey No. 2728 dividing lot 19 of the Woods Edge at Dry Creek Second Addition, addressed as 901 Miles Street to the City Council.
8. Motion to adjourn.

Robins
Planning and Zoning Report
 March 31, 2023

Permit Number	BeginDate	Comment	PermitType	PartyName	FullAddress		City	State	Zip
					#	Street			
B23-001	03/30/23	New SFD Construction	Building	First Construction	3083	Arbury Ct.			
BC23-001	03/03/23	ew Commercial Constructi	Building	FC Land LLC	3230	N. Ctr Pt. Rd #500			

FY2023 Permits Issued	
January	22
February	12
March	30
April	
May	
June	
July	
August	
September	
October	
November	
December	
Total	64





ROBINS PLANNING AND ZONING
MINUTES FROM THE MARCH 28TH, 2023 MEETING

Chairperson Tim O'Hara called the meeting to order at 5:30 p.m. on Tuesday, March 28th, 2023 in the Robins City Hall. Roll call was taken with Tim O'Hara, Todd Roberts, Dennis Trachta and Jay Goodin present along with Planning and Zoning Administrator Dean Helander, City Clerk/Treasurer Lori Pickart.

There was no Chairperson report and no additions to the Zoning Administrator's report. Roberts moved to approve the Agenda, Trachta seconded and all voted aye. Roberts moved to approve the Minutes of the December 10th, 2022 meeting, Trachta seconded and all voted aye.

The Commission held a Public Hearing to hear comments and concerns relating to designating R-2, Single Family Residential to the property recently annexed into Robins at 3164 Quass Road. There were no comments or concerns received written or verbal.

The Commission approved the proposed Ordinance No. 2301 recommending the Zoning Designation to City Council, and adjourned at 5:42 p.m.

Dean Helander
Planning and Zoning Administrator

Tim O'Hara
Chairperson

PLANNING AND ZONING RESOLUTION NO. 2023-1

Approving Plat of Survey No. 2671

WHEREAS, Plat of Survey No. 2671 has been received from Fred W. and Gloria A. Baker dated March 24, 2023, relating to the property addressed as 3164 Quass Road in Robins, Iowa, and

WHEREAS, the requester is desiring to divide 3164 Quass Road into two parcels and is in compliance with the regulations of R-2, Medium Density, Single Family Residential requirements, and

WHEREAS, Parcel A consists of 3.00 acres and Parcel B consists of 7.70 acres.

NOW THEREFORE BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROBINS, Plat of Survey No. 2671 is hereby accepted by the Planning and Zoning Commission and recommends approval to the Robins City Council.

Passed and Approved April 24, 2023.

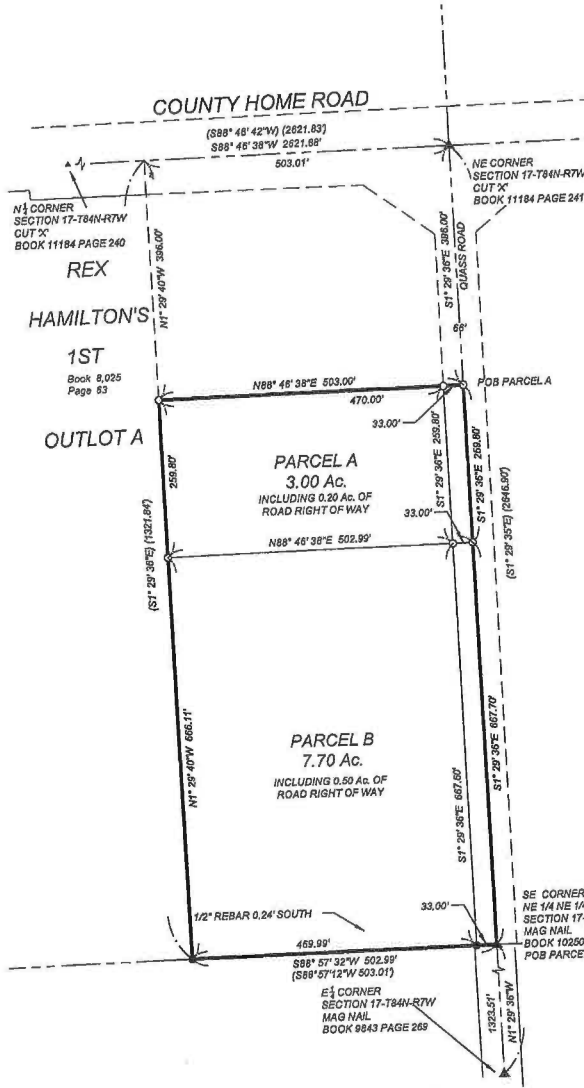
Tim O'Hara, Chairperson

Dean Helander, Planning &
Zoning Administrator

PLAT OF SURVEY No. 2671 PARCEL A

Recorder's Stamp:

Index Legend
 Location Description: A part of the NE 1/4 NE 1/4, Section 17-T84N-R7W, Linn County, Iowa
 Requestor: Pate Real Estate Group
 Proprietor: Fred W. Baker and Gloria A. Baker
 Surveyor: Stephen M. Brain, PE, LS
 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 NE 1/4 NE 1/4 of Section 17, Township 84 North, Range 7 West of the 5th Principal Meridian, Linn County, Iowa described as follows:

Commencing as a point of reference at the NE Corner of said Section 17;
 thence S01°29'36"E along the east line of said NE 1/4 NE 1/4, 396.00 feet to the Point of Beginning;
 thence continuing S01°29'36"E along said east line, 259.80 feet;
 thence S88°46'38"W, 502.99 feet to the east line of Rex Hamilton's First Addition to Linn County, Iowa;
 thence N01°29'40"W along said east line, 259.80 feet;
 thence N88°46'38"E, 503.00 feet to the Point of Beginning, containing 3.00 acres which includes 0.20 acres of road right of way.

LEGAL DESCRIPTION - PARCEL B
 A part of the NE 1/4 NE 1/4 of Section 17, Township 84 North, Range 7 West of the 5th Principal Meridian, Linn County, Iowa described as follows:

Beginning at the SE Corner of said NE 1/4 NE 1/4;
 thence S88°57'32"W along the south line of said NE 1/4 NE 1/4, 502.99 feet;
 thence N01°29'40"W, 666.11 feet;
 thence N88°46'38"E, 502.99 feet to the east line of said NE 1/4 NE 1/4;
 thence S01°29'36"E along said east line, 667.70 feet to the Point of Beginning, containing 7.70 acres which includes 0.50 acres of road right of way.

SURVEYOR: BRAIN ENGINEERING, INC.
 1540 MIDLAND COURT NE
 CEDAR RAPIDS, IA 52402
 319-294-9424

- ▲ FOUND SECTION CORNER
- FOUND 5/8" REBAR W/ OPC #13480 OR AS LABELED
- △ SET SECTION CORNER
- SET 1/2" REBAR W/ YPC #9647
- POB POINT OF BEGINNING
- ∅ RECORDED AS
- SCM 4"x 4" CONCRETE POST w/DISK
- UDE UTILITY & DRAINAGE EASEMENT
- YPC YELLOW PLASTIC CAP
- OPC ORANGE PLASTIC CAP

- BORDER
- - - CENTERLINE
- PROPERTY LINE
- - - SECTION LINE
- - - ADJACENT PROPERTY/ROW

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, 2024
 License Number 9547
 Pages or sheets covered by this seal: THIS PAGE

DATE OF SURVEY: 9/25/22

NOTE: ALL MEASUREMENTS IN FEET AND DECIMALS THEREOF.

PLAT OF SURVEY No. 2671
 PARCEL A



Drawn: DJB	Book: 381
9/26/22	
Checked: SM	Scale: 1" = 100'
3/27/23	

PLANNING AND ZONING RESOLUTION NO. 2023-1

Approving Plat of Survey No. 2728

WHEREAS, Plat of Survey No. 2728 has been received from DCW Properties dated March 27, 2023, relating to the Lot 19 of the Woods Edge at Dry Creek 2nd Addition and addressed as 901 Miles Street in Robins, Iowa, and

WHEREAS, the requester is desiring to divide 901 Miles Street into two equal parcels and is in compliance with the regulations of R-3, Medium Density Two-Family Residential requirements, and

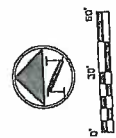
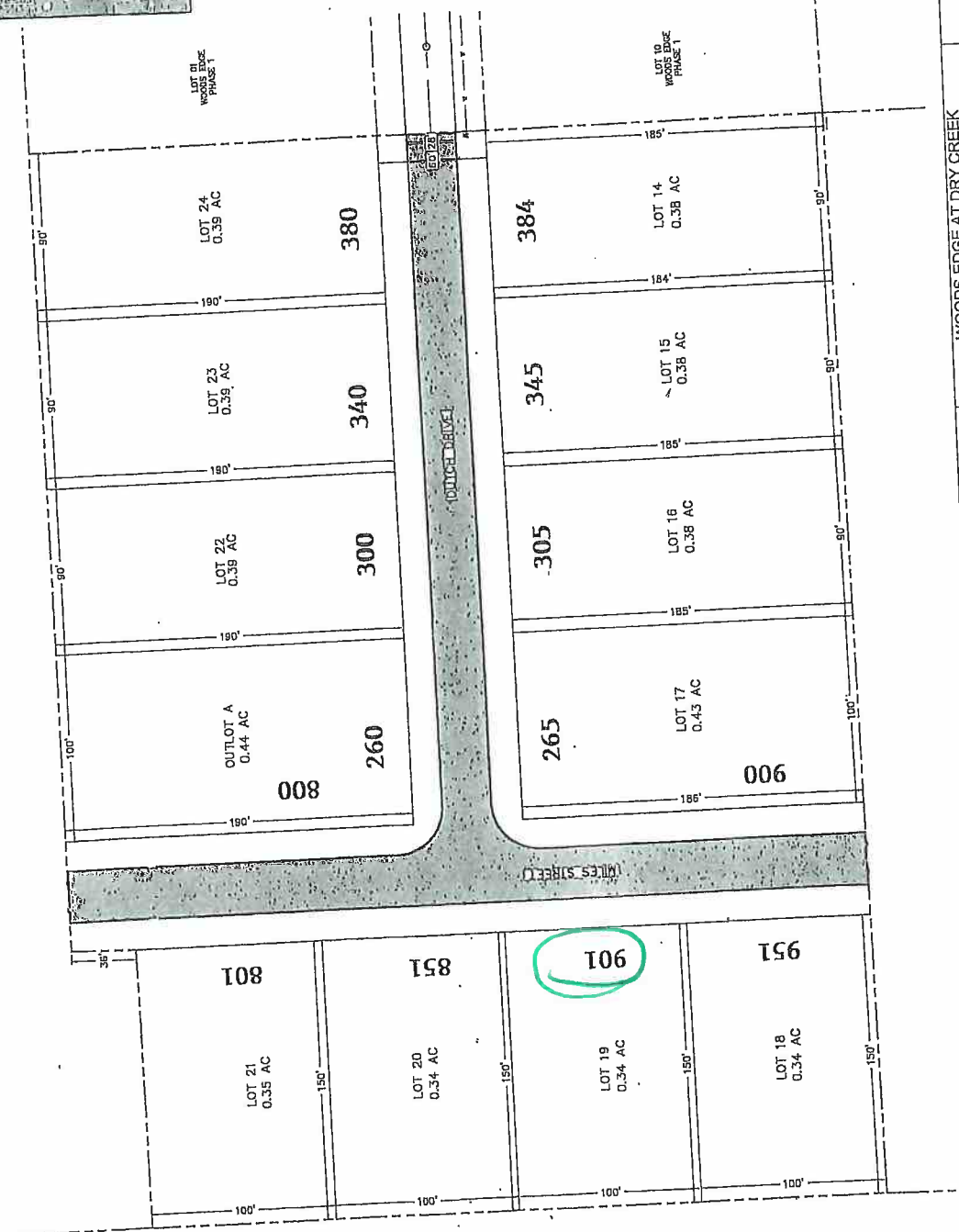
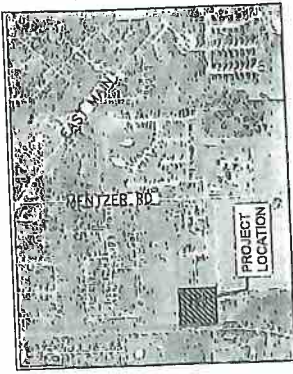
NOW THEREFORE BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROBINS, Plat of Survey No. 2728 is hereby accepted by the Planning and Zoning Commission and recommends approval to the Robins City Council.

Passed and Approved April 24, 2023.

Tim O'Hara, Chairperson

Dean Helander, Planning &
Zoning Administrator

WOODS EDGE AT DRY CREEK 2ND ADDITION ROBINS, IA



SHEET NO. E.01

WOODS EDGE AT DRY CREEK 2ND
LOT EXHIBIT

WOODS EDGE AT DRY CREEK
2ND ADDITION
ROBINS, IOWA

2108 BLAKE BLVD SE
CEDAR RAPIDS, IA 52404
CLEARWELL.DWG.COM

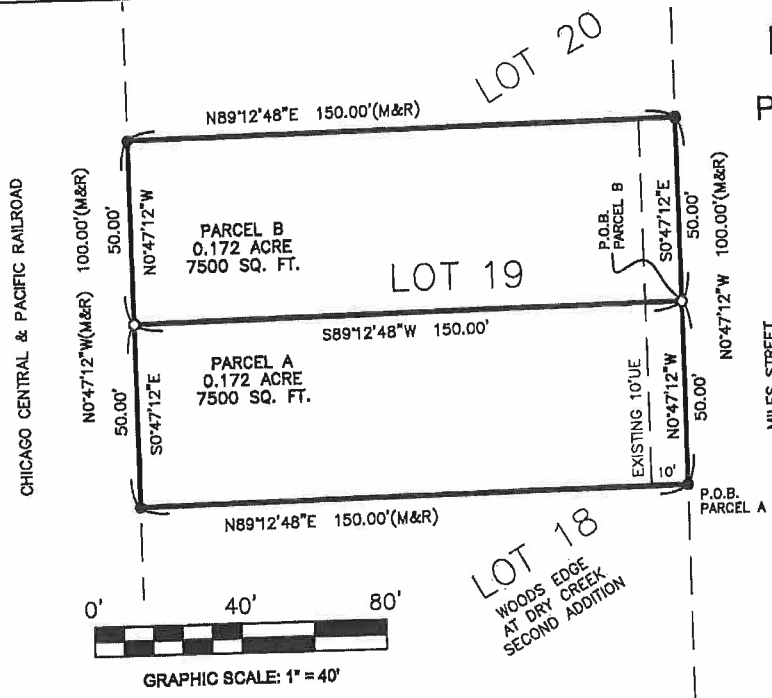
CLEARWELL

NO.	REVISION DESCRIPTION	APPROVED	DATE

DRAWN BY: JMB
DATE: March 25, 2017
WOODS EDGE PH2 PLAN.dwg | EXHIBIT-BUILD

APPROVED BY: JMB

Index Legend	
Location:	Woods Edge at Dry Creek Second Addition Lot 19
Requestor:	Kenwood Homes LLC
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



**PLAT OF SURVEY
No. 2728
PARCEL A & PARCEL B**

LOT 19
WOODS EDGE AT DRY CREEK
SECOND ADDITION
TO THE CITY OF ROBINS
LINN COUNTY, IOWA
DATE OF SURVEY:
MARCH 2023

SURVEY LEGEND

- - PROPERTY CORNERS, FOUND (or as noted)
(1/2" rebar w/ red plastic cap
embossed with "SCOTT 13842")
 - - PROPERTY CORNERS SET
(1/2" rebar w/ red plastic cap
embossed with "SCOTT 13842")
 - UE - UTILITY EASEMENT
 - - PROPERTY &/or BOUNDARY LINES
 - - LOT LINES, PLATTED OR BY DEED
 - - - - - EASEMENT (AS NOTED)
 - (R) - RECORDED DIMENSIONS
 - (M) - MEASURED DIMENSIONS
- UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

Legal Description - Parcel B:

Part of Lot 19, Woods Edge at Dry Creek Second Addition to Robins, Linn County, Iowa, described as follows:

Commencing at the Southeast Corner of Lot 19, Woods Edge at Dry Creek Second Addition to Robins, Linn County, Iowa; thence N0°47'12"W along the east line of said Lot 19, a distance of 50.00 feet to the point of beginning; thence S89°12'48"W, 150.00 feet to the west line of said Lot 19; thence N0°47'12"W along said west line, 50.00 feet to the Northwest Corner of said Lot 19; thence N89°12'48"E, 150.00 feet to the Northeast Corner of said Lot 19; thence S0°47'12"E, 50.00 feet to the point of beginning.

Said Parcel B contains 0.17 acre, subject to easements and restrictions of record.

Legal Description - Parcel A:

Part of Lot 19, Woods Edge at Dry Creek Second Addition to Robins, Linn County, Iowa, described as follows:

Beginning at the Southeast Corner of Lot 19, Woods Edge at Dry Creek Second Addition to Robins, Linn County, Iowa; thence N0°47'12"W along the east line of said Lot 19, a distance of 50.00 feet; thence S89°12'48"W, 150.00 feet to the west line of said Lot 19; thence S0°47'12"E along said west line, 50.00 feet to the Southwest Corner of said Lot 19; thence N89°12'48"E, 150.00 feet to the point of beginning.

Said Parcel A contains 0.17 acre, 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.E. & L.S.
Civil Engineer & Land Surveyor



STEPHEN M. SCOTT, P.L.S. Iowa Lic. No. 13842

My license renewal date is December 31, 2024

Pages of sheets covered by this seal:

THIS PAGE ONLY

PROJECT NO. 2290407

319-540-5263 www.scottsurvey.com
email@scottsurvey.com
P.O. Box 315, Center Point, IA 52213-0315