



NOTICE OF MEETING

ROBINS PLANNING AND ZONING COMMISSION

WEDNESDAY MAY 22, 2024

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. Select Chairperson for 2024
6. Select Vice-Chairperson for 2024
7. Minutes of the December 19th, 2023 Meeting.
8. Resolution No. 2024-1 recommending acceptance of Plat of Survey #2817, Lot 6 of Eagle View First Addition, and recommending to City Council.
9. Motion to adjourn



ROBINS PLANNING AND ZONING COMMISSION Minutes of the December 19th, 2023 Meeting

Chairperson Tim O'Hara called the meeting to Order at 6:00 p.m. in the Robins City Hall. Roll call was taken with Commission Members O'Hara, Jay Goodin, Dennis Trachta, and Todd Roberts along with P&Z Administrator Dean Helander, City Clerk/Treasurer Lori Pickart and two guests. Absent were Ed Rathgeber, AJ Hester and Dan Ries.

There was no Chairperson report and no additions to the P&Z Administrator report. Roberts moved to approve the agenda, Trachta seconded; all voted all. Goodin moved to approve the Minutes of the September 20, 2023 meeting; Trachta seconded; all voted aye.

The Commission reviewed the request of Dave Olsem to construct a 38' x 50' (1,900 s/f) accessory building on his property at 975 East Main Street. They noted the building would be behind the primary structure and surrounded by evergreen trees. Trachta moved to approve Resolution No. 2023-9, Roberts second; all voted aye.

The Commission then reviewed the location of the Final Plat of Olmstead's Second Addition to Linn County. Pickart noted the location is just shy of the 2 mile reviewable limit. Roberts moved to approve Resolution No. 2023-10, Goodin seconded; all voted aye.

They then reviewed Plat of Survey # 2775 received from Randal and Kristal Zieser who want to sever the existing drainage easement abutting the Village Addition in Robins, as they would like to sell the property to developer Boomerang Corp. Goodin moved to approve Resolution No. 2023-11, Trachta seconded and all voted aye.

They reviewed Plat of Survey #2798 submitted by Ray and Mary Collins to sever approximately 1.37 acres from their existing 5 acre parcel to enable the property to be sold to two of the neighboring properties. Mr. Collins noted he wants to sell parcel "A", consisting of .55 acre to Lot 20 of the Flynn's second addition, and lot "B" would be sold to the abutting neighbor to south, Troy Bartlett. Bartlett was advised the city will be widening West Main Street in the near future which may affect the north property line. Trachta moved to approve Resolution No. 2023-12 recommending approval to the Robins City Council, Goodin seconded; all voted aye.

The Commission then reviewed Plat of Survey No. 2795, also submitted by Ray and Mary Collins. Mr. Collins noted he would like to sever .04 acre from his property to sell to Jan Reiger located at 1565 Wicklow Drive. Goodin moved to approve Resolution No. 2023-13 recommending approval to Robins City Council, Trachta seconded; all voted aye.

The commission adjourned at 6:28 p.m.

Dean Helander
Planning and Zoning Administrator

Tim O'Hara
Chairperson

INDEX LEGEND

Location: PORTION OF LOT 6 OF EAGLE VIEW FIRST ADDITION IN THE CITY OF ROBINS, LINN COUNTY, IOWA

Requestor: EAGLE VIEW LAND DEVELOPMENT INC.

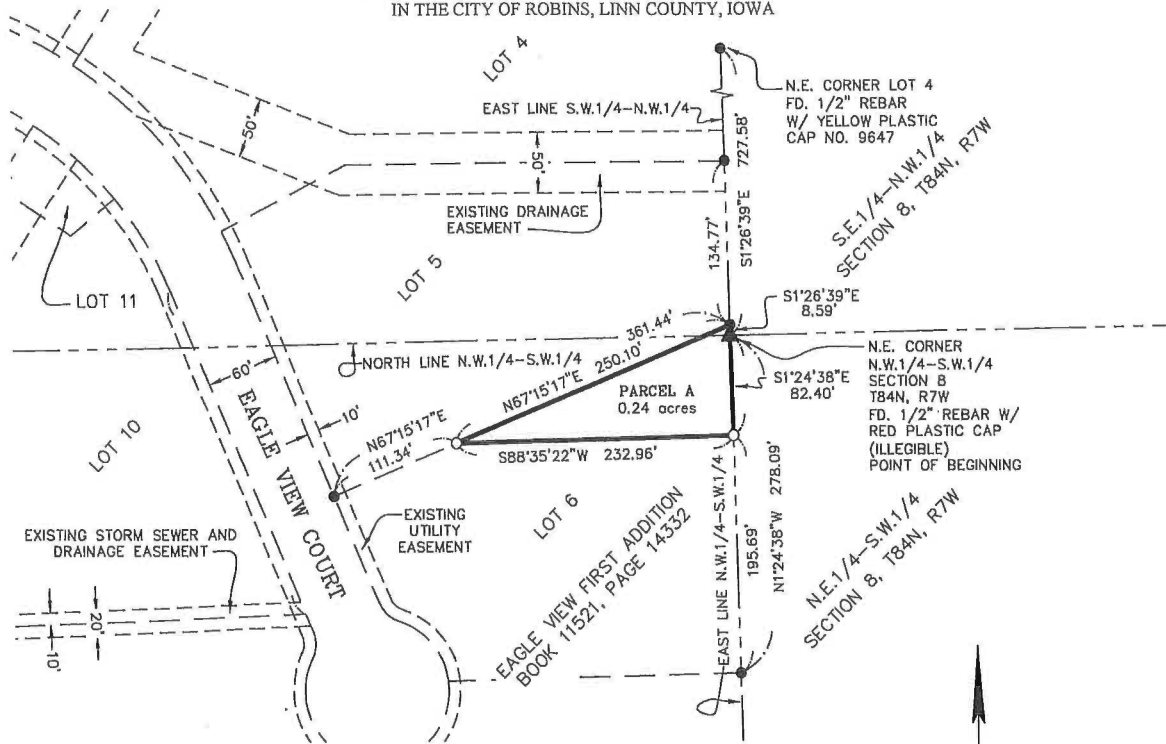
Proprietors: EAGLE VIEW LAND DEVELOPMENT INC.

Surveyor: GREGG E. SAMPSON, P.L.S.

Company/Return to: SUSAN FORINASH
HALL & HALL ENGINEERS, INC.
1860 BOYSON ROAD
HIAWATHA, IOWA 52233
1-319-362-9548

SPACE RESERVED FOR RECORDING PURPOSES

PLAT OF SURVEY
PLAT OF SURVEY NO. 2817
PORTION OF LOT SIX OF EAGLE VIEW FIRST ADDITION
IN THE CITY OF ROBINS, LINN COUNTY, IOWA



LEGAL DESCRIPTION

THAT PORTION OF LOT SIX (6) OF EAGLE VIEW FIRST ADDITION IN THE CITY OF ROBINS, LINN COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (N.W.1/4-S.W.1/4) OF SECTION EIGHT (8), TOWNSHIP EIGHTY-FOUR (84) NORTH, RANGE SEVEN (7) WEST OF THE FIFTH PRINCIPAL MERIDIAN;

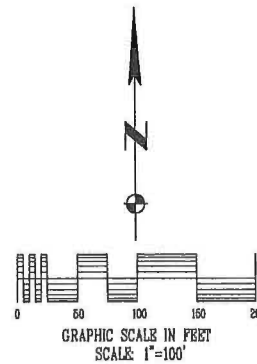
THENCE SOUTH 1'24'38" EAST ON THE EAST LINE OF SAID LOT 6, A DISTANCE OF 82.40 FEET;

THENCE SOUTH 88'35'22" WEST, 232.96 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 6;

THENCE NORTH 67'15'17" EAST ON SAID NORTHWESTERLY LINE, 250.10 FEET TO THE NORTHERN-MOST CORNER OF SAID LOT 6;

THENCE SOUTH 1'26'39" EAST ON SAID EAST LINE OF LOT 6, A DISTANCE OF 8.59 FEET TO THE POINT OF BEGINNING.


DESCRIBED PARCEL CONTAINS 0.24 ACRE.



- NOTES:**
- DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 - BEARINGS ARE BASED ON: NAD83(2011)(EPOCH 2010.000) Iowa State Plane, North Zone, as observed using the Iowa Real Time Network.
 - DATE OF SURVEY FIELD WORK: 9/20/2022

SURVEY LEGEND

- SET 1/2" REBAR W/YELLOW PLASTIC CAP NO. 14809
- FD. 1/2" REBAR W/YELLOW PLASTIC CAP NO. 14809 UNLESS NOTED OTHERWISE
- EASEMENT LINE
- PLAT OR SURVEY BOUNDARY
- 1/4 SECTION LINE
- 1/4-1/4 SECTION LINE
- EXISTING LOT LINE



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.

Signed: _____ Date: _____

GREGG E. SAMPSON, P.L.S. Iowa License No. 14809

My license renewal date is December 31, 2024

ENTIRE SUBMISSION IS COVERED BY THIS SEAL UNLESS SPECIFIED BELOW:

Sheet Title: PLAT OF SURVEY
PLAT OF SURVEY NO. 2817
PORTION OF LOT SIX OF EAGLE VIEW FIRST ADDITION
IN THE CITY OF ROBINS, LINN COUNTY, IOWA

Date: 2/15/2024
Field Book No: 278
Scale: 1"=100'
Sheet: 1 of 1
Project Number: 10580-1018

HALL & HALL ENGINEERS, INC.
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Designed by: Drown by:BJV Checked by:GES

www.hallandhall.com

Lori Pickart

From: Susan K. Forinash <Susan@halleng.com>
Sent: Wednesday, March 13, 2024 7:40 AM
To: Kelli Scott; Lori PICKART
Cc: Susan K. Forinash
Subject: RE: Plat of Survey-Lot 6, Eagle View 1st Addition

Yes it will be combined with Lot 5. After the plat of survey is recorded, I will contact the Auditor/Assessor to have them combine the lots into one tax parcel. Lot 5 and the plat of survey would have to be split again for someone to buy Parcel A.

Susan Forinash
Survey Team Leader

From: Kelli Scott <Kscott@snyder-associates.com>
Sent: Tuesday, March 12, 2024 5:08 PM
To: Susan K. Forinash <Susan@halleng.com>; Lori PICKART <lori@cityofrobins.org>
Subject: RE: Plat of Survey-Lot 6, Eagle View 1st Addition

Susan,

Is Parcel A to become part of Lot 5? If so, can we make sure Parcel A and Lot 5 are tied together so that Parcel A can't be sold off?

Thanks,

Kelli Scott, P.E. (her/she)

Civil Engineer

Snyder & Associates, Inc.

From: Susan K. Forinash <Susan@halleng.com>
Sent: Tuesday, March 5, 2024 4:36 PM
To: Lori PICKART <lori@cityofrobins.org>; Kelli Scott <Kscott@snyder-associates.com>
Cc: Susan K. Forinash <Susan@halleng.com>
Subject: FW: Plat of Survey-Lot 6, Eagle View 1st Addition

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender email address and know the content is safe.

Just checking to see if you have any issues with the plat of survey? Does this need to go to P&Z and City Council for approval? let me know, thanks!

Susan Forinash
Survey Team Leader

From: Susan K. Forinash <Susan@halleng.com>
Sent: Friday, February 16, 2024 11:19 AM

PLANNING AND ZONING RESOLUTION NO. 2024-1

Approving Plat of Survey No. 2817

WHEREAS, Plat of Survey No. 2817 has been received from Eagle View Land Development Inc., dated February 16th, 2024, relating to the Lot 6 of the Eagle View Land Development First Addition and addressed as 3100 Eagle View Court in Robins, Iowa, and legally described as:

THAT PORTION OF LOT SIX (6) OF EAGLE VIEW FIRST ADDITION IN THE CITY OF ROBINS, LINN COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (N.W.1/4-S.W.1/4) OF SECTION EIGHT (8), TOWNSHIP EIGHTY-FOUR (84) NORTH, RANGE SEVEN (7) WEST OF THE FIFTH PRINCIPAL MERIDIAN;

THENCE SOUTH 1°24'38" EAST ON THE EAST LINE OF SAID LOT 6, A DISTANCE OF 82.40 FEET;

THENCE SOUTH 88°35'22" WEST, 232.96 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 6;

THENCE NORTH 67°15'17" EAST ON SAID NORTHWESTERLY LINE, 250.10 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 6;

THENCE SOUTH 1°26'39" EAST ON SAID EAST LINE, 8.59 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 0.24 ACRE.

WHEREAS, the requester desires to sever Parcel A (0.24 acres) from Lot 6, and to combine it to Lot 5 to make a larger lot.

NOW THEREFORE BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROBINS, Plat of Survey No. 2817 is hereby accepted by the Planning and Zoning Commission and recommends approval to the Robins City Council.

Passed and Approved May 22nd, 2024.

Tim O'Hara, Chairperson

Dean Helander, Planning &
Zoning Administrator



March 13, 2024

City of Robins
Lori Pickart
265 South 2nd Street
Robins, IA 52328

RE: EAGLE VIEW FIRST ADDITION
POS NO. 2817

Dear Ms. Pickart:

We have reviewed POS No. 2817, Portion of Lot 6 of Eagle View First Addition in the City of Robins, Linn County, Iowa. Signed copies will be provided to you prior to the April 16th P&Z meeting.

Parcel A will be combined with Lot 5 into one parcel after the POS is recorded. This prevents Parcel A from being sold as a separate lot. As such, we find POS No. 2817 and the enclosed documents to be in general conformance with the City requirements and recommend approval.

Respectfully,

SNYDER & ASSOCIATES, INC.

A handwritten signature in blue ink that reads 'Kelli Scott'.

Kelli Scott, P.E.
City Engineer

KJS/kjs

Enclosures: POS No.2817 dated 2/15/24

cc: Bryce Ricklefs, Eagle View Land Development
Susan Forinash, Hall & Hall Engineers, Inc.