

MINUTES OF THE PLANNING AND ZONING COMMISSION

Chairperson Randy Reavis called the regular meeting of the Planning and Zoning Commission to order at 7:07 p.m. on September 13, 2016. It was determined that a quorum was present.

ROLL CALL: Stewart P , Bair P , Adams A , Mathis P .

Also in Attendance: Staff: Duane Neff. Tyler Avis.

APPROVAL OF AGENDA: Stewart made a motion to approve the agenda. Bair seconded the motion. Motion passed unanimously.

COMMUNICATIONS: None

OLD BUSINESS: None

NEW BUSINESS:

1. Review the Final Plat for Grinnell Garden Cottages – Located to the North of 114 East St and Comprising of 2.972 acres, a PUD.

Chairperson Reavis asked staff for any details or changes to the Final Plat that differ from the Preliminary Plat.

Duane Neff explained where they were currently on the progress of the development; 4 foundations have been poured and two of the homes have had construction begin. It was explained that as the homes sell the rest will be built heading from West to East, this also includes the roadway and common space. Neff also explained that the 10' easement towards the rear of the "outlots" has changed to a 15' easement for utilities.

Reavis moved to close the public hearing. Stewart seconded the motion. The motion passed unanimously.

Bair moved that the Commission recommend approval of the Final Plat for Grinnell Garden Cottages PUD. Stewart seconded the motion. The roll call votes were as follows, Stewart Yes Bair Yes . Mathis Yes . Reavis Yes . Motion Passed.

INQUIRIES: None

ADJOURN: Stewart moved that the meeting be adjourned. Reavis seconded the motion. Motion passed unanimously. Meeting was adjourned at 7:10 p.m.

RANDY REAVIS, CHAIRPERSON

ATTEST:



TYLER AVIS, SECRETARY

**CERTIFIED COPY OF RESOLUTION
PLANNING COMMISSION
CITY OF GRINNELL, IOWA**

WHEREAS, the final plat of Grinnell Garden Cottages Planned Unit Development legally described as BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 6, THENCE NORTH 89°44'53" EAST, FOR A DISTANCE OF 307.00 FEET, ALONG THE NORTH LINE OF SAID LOT 6 AND OUTLOT X, TO THE NORTHEAST CORNER OF SAID OUTLOT X; THENCE SOUTH 00°36'35" EAST FOR A DISTANCE OF 567.62 FEET, ALONG THE EAST LINE OF SAID OUTLOT X TO THE SOUTHEAST CORNER OF SAID OUTLOT X; THENCE SOUTH 89°44'53" EAST, FOR A DISTANCE OF 153.52 FEET, ALONG THE SOUTH LINE OF SAID OUTLOT X TO THE SOUTHWEST CORNER OF SAID OUTLOT X; THENCE NORTH 00°36'44" WEST, FOR A DISTANCE OF 291.59 FEET, ALONG THE WEST LINE OF SAID OUTLOT X TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 89°46'44" WEST, FOR A DISTANCE OF 153.47 FEET, ALONG THE SOUTH LINE OF SAID LOT 4 TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 00°36'35" WEST FOR A DISTANCE OF 275.94 FEET, ALONG THE WEST LINE OF SAID LOTS 4, 5, AND 6 TO THE NORTHWEST CORNER OF SAID LOT 6 AND THE POINT OF BEGINNING. CONTAINING 129,480.39 SQ. FT, OR 2.972 ACRES OF LAND, AND SUBJECT TO ALL EASEMENTS OF RECORD. The final plat has been filed with Planning and Zoning Commission of Grinnell, Iowa, and in accordance with the provisions of the laws of the States of Iowa, and the ordinances of the City of Grinnell, Iowa, in relation to plats and additions to cities, NOW THEREFORE,

BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION FOR THE CITY OF GRINNELL, IOWA, that the said final plat of said Grinnell Garden Cottages Planned Unit development legally described as BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 6, THENCE NORTH 89°44'53" EAST, FOR A DISTANCE OF 307.00 FEET, ALONG THE NORTH LINE OF SAID LOT 6 AND OUTLOT X, TO THE NORTHEAST CORNER OF SAID OUTLOT X; THENCE SOUTH 00°36'35" EAST FOR A DISTANCE OF 567.62 FEET, ALONG THE EAST LINE OF SAID OUTLOT X TO THE SOUTHEAST CORNER OF SAID OUTLOT X; THENCE SOUTH 89°44'53" EAST, FOR A DISTANCE OF 153.52 FEET, ALONG THE SOUTH LINE OF SAID OUTLOT X TO THE SOUTHWEST CORNER OF SAID OUTLOT X; THENCE NORTH 00°36'44" WEST, FOR A DISTANCE OF 291.59 FEET, ALONG THE WEST LINE OF SAID OUTLOT X TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 89°46'44" WEST, FOR A DISTANCE OF 153.47 FEET, ALONG THE SOUTH LINE OF SAID LOT 4 TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 00°36'35" WEST FOR A DISTANCE OF 275.94 FEET, ALONG THE WEST LINE OF SAID LOTS 4, 5, AND 6 TO THE NORTHWEST CORNER OF SAID LOT 6 AND THE POINT OF BEGINNING. CONTAINING 129,480.39 SQ. FT, OR 2.972 ACRES OF LAND, AND SUBJECT TO ALL EASEMENTS OF RECORD.

The same is hereby acknowledged and approved on the part of the City Planning Commission, and this commission hereby recommends to the city council the acceptance of the same, and the chairperson is hereby authorized and directed to certify this resolution of approval and affix the same to said final plat as provided by law.

Passed this 13th day of September, 2016.

I do hereby certify that the forgoing is a true and accurate copy of the resolution passed at the meeting of the Planning and Zoning Commission held on the 13th day of September, 2016.

A handwritten signature in cursive script that reads "Randy Reavis". The signature is written in black ink and is positioned above a horizontal line.

Randy Reavis, Chairperson
Planning and Zoning Commission