

**POTTAWATTAMIE COUNTY
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
MONDAY, SEPTEMBER 21, 2015
SUPERVISORS' HEARING ROOM-COUNTY COURTHOUSE
227 SOUTH 6TH STREET, COUNCIL BLUFFS, IOWA**

1. CALL TO ORDER

The meeting was called to order by Vice Chairman Bingham at 5:30 P.M.

2. ROLL CALL

Members Present: Larson, Plagman, Bingham, Moore, Dietrick, Leaders
Members Absent: Lund
Staff Present: Wyant

3. MINUTES

Motion #1: to approve the Minutes of September 15, 2014 meeting.
Motion by: Larson.
Second by: Moore.
Vote: Unanimous vote. Motion carried.

4. ELECTION OF OFFICERS

Chairman

Larson nominated Bingham for Chairman which was seconded by Leaders.
Larson moved that nominations cease, which was seconded by Plagman.

By acclamation, Bingham was elected Chairman of the Planning and Zoning Commission for 2015.

Vice-Chairman

Larson nominated Plagman for Vice-Chairman which was seconded by Moore.
Larson moved that nominations cease, which was seconded by Moore.

By acclamation, Plagman was elected Vice Chairman of the Planning and Zoning Commission for 2015.

5. 2015 MEETING SCHEDULE AND REVIEW 2014 ATTENDANCE ROSTER

Motion #2: to adopt the 2015 Meeting Schedule as presented by the
Planning Director.
Motion by: Larson.
Second by: Plagman.
Vote: Unanimous. Motion carried.

6. PUBLIC HEARING

The Chairman read a statement advising the audience that the public hearing would be conducted in accordance with the Commission's Rules of Procedure.

CASE #ZTA-2015-01

APPLICANT: Pottawattamie County

REQUESTS: Text amendments to the Pottawattamie County, Iowa, Subdivision Ordinance, by changing the following:

1. 9.01.060 Amend the reference from "zoning permit" to "building permit".
2. 9.01.075 Delete the reference to Section 9.04.060.
3. 9.02.475 Add a definition for "Outlot"- A parcel of land not to be used for building purposes, so designated on subdivision plat or a plat of survey.
4. 9.02.650 Deleted/Removed the definition of "Soil Conservation District".
5. 9.03.050.01 Clarifies Approval of the Sketch Plat for property line adjustment: Plat of survey(s) shall be prepared as follows: Division parcel, both parcels; and New metes and bounds survey of the division parcel(s) and the adjoining parcel that it is being connected to and to specify that deeds shall be provided for all parcels divided or created.
6. 9.03.060 Clarifies that in a Sketch Plat for a property split that deeds shall be provided for all parcels divided or created.
7. 9.03.065 Effective period of Sketch Plat for a Property Split or Property line Adjustment Amended from one (1) year to thirty (30) days from the day the Development Director approves.
8. 9.03.075 Delete the requirement that Soil Conservation District Approval is required for a property split.
9. 9.03.080 Delete the requirement that a National Pollution Discharge Elimination System (NPDES) Permit be required for a property split.
10. 9.04.010 Application for Preliminary Plat Approval- Deleted/Removed requirement of a blackline/blueline print copy of the Erosion and Sedimentation Control Plan.
11. 9.04.040 Distribution of Preliminary Plat- Deleted/Removed Soil Conservationist
12. 9.04.060 Review of Preliminary Plant by Soil Conservation District- Deleted/Removed
13. 9.04.065 National Pollution Discharge Elimination System (NPDES) Permit- Deleted/Removed.
14. 9.05.030 Contents of Final Construction Plans-
 - .04 Amended boring tests to loading rates on all lots.
 - .05 Grading Plans for all lots and other sites within the subdivision added: a copy of the NPDES Permit from the Iowa DNR and the Stormwater Pollution Prevention Plan.

- 15. 9.05.060 Inspection- Amended .01 to include Stormwater Pollution Prevention Plan Monitoring and submitting of daily reports to include the Development Director.
- 16. 9.05.090 Acceptance of Improvements- Amended .01 to include Stormwater Pollution Prevention Plan control measures be certified by the developer's registered engineer.
- 17. 9.05.100 Report to County Board- Amended to include that all improvements, including soil erosion and sedimentation control are installed without defects to be in the final report to the Board of Supervisors
- 18. 9.05.110 Maintenance Bond- Amended to include that design, materials and workmanship of all required improvements, including soil erosion and sedimentation control, are covered by the 2 year maintenance bond
- 19. 9.10.010 Application for Final Plat Approval- Amended .10 A statement from the registered engineer that the Stormwater Pollution Prevention Plan Control measures are in place and functional.
- 20. 9.15.080 Amend the reference to from "zoning permits" to "building permits".
- 21. 9.15.140 Water Supply- Delete all references to the "Type B and C" area designations in the County Land Use Plan; amend to stipulate that no private water wells are to be constructed in subdivisions serviced by public, rural or common water systems and to allow for areas were public, rural or common water supply systems are not reasonably accessible or required that private water wells may be allowed.
- 22. 9.15.150 Sanitary Sewer .03 A. Added: In the event the existing grade of the lots is altered, soil loading rates shall be determined for each lot and each hole shall be numbered and its location and results shown on the final construction plans.

Motion #3: to close the public hearing on Case #ZTA-2015-01.
Motion by: Larson.
Second by: Plagman.
Vote: Unanimous vote. Motion carried.

Motion #4: to recommend that the request of Pottawattamie County for the various amendments to the Subdivision Ordinance, as filed under Case #ZTA-2015-01, be **approved by the Board of Supervisors.**

Motion by: Larson.
Second by: Plagman.
Vote: Unanimous vote. Motion carried.

7. ADJOURNMENT

Motion #5: to adjourn.
Motion by: Larson.
Second by: Plagman.

Vote: Unanimous. Motion carried.

The meeting was adjourned at approximately 6:00 P.M.

Nelson Bingham, Chairman

Date

ATTEST:

Matt Wyant, County Planning Interim Director

Date