

NOTICE OF PLANNING & ZONING COMMISSION

City of Cumming

December 15, 2020 – 7:00 p.m.

Cumming City Hall – Electronically

649 N 44th Street

Cumming, Iowa 50061

This meeting of the City of Cumming Planning and Zoning Board, on Tuesday, December 15, 2020 will be held electronically. Pursuant to Iowa Code Sections 21.4 and 21.8 this meeting will be held by electronic means due to the Governor’s proclamations regarding social gatherings due to the spread of COVID-19. Attendees can access the meeting via [Zoom](#).

- I. ROLL CALL**
- II. APPROVAL OF AGENDA** as presented and/or amended.
- III. CONSENT ITEMS**
 - A. November 17, 2020 Meeting Minutes
- IV. PUBLIC COMMENT**
- V. ACTION/DISCUSSION**
 - A. Roth Plat, Parcel F (2197 Delaware Street)
 - B. Candidate for Board – M. Squier
 - C. Schedule Work Sessions with Cameron
 - D. Comprehensive Plan 2021
- VI. PUBLIC COMMENT**
- VII. UPCOMING PLANNING & ZONING MEETING:**
 - A. Regular meeting – January 26, 2020 at 7:00 p.m. at City Hall
- VIII. ADJOURN**

If you would like to participate or view this meeting please download the app and choose “Join Meeting” up to 10 minutes prior. The meeting ID is:874 6495 7873 . Password: 489745 If you would like to join by telephone please call: 312-626-6799 and enter the Meeting ID and Password when prompted. Please keep your microphone muted unless you are called upon to speak during public comment. The standard rules of order apply during this meeting.

City of Cumming
Planning and Zoning Commission Meeting
November 17, 2020 Minutes

The Cumming Planning and Zoning Commission held scheduled meeting on November 10, 2020 at 7:00 p.m via Zoom

The meeting was called to order by Chair, Ethan Roos, at 7:04 p.m.

I. ROLL CALL

Present: Jill Stanford, Matt Daniels, Karen McKinney, Holly De Hamer, Ethan Roos, John Botts,

Absent: none

II. APPROVAL OF AGENDA

McKinney moved – Botts second – McKinney, Roos, Botts, Daniels approved, Stanford, De Hamer abstained.

III. CONSENT ITEMS

November 10th, 2020 Meeting Minutes

Stanford moved – Daniels second - unanimously approved

IV. PUBLIC COMMENT

Mayor Tom Becker: Why Commercial here? This was set up years ago

V. ACTION

A. Kum & Go Site Plan

Discussion about the site plan included questions about the following code requirements:

- 165.18.1 C-1 District Use lists "gas stations or service stations", but it does not list diesel fueling stations or truck stops. This site plan includes diesel fueling bays and semi-truck parking, so the commission questioned if it fits the intention of the city code. The City attorney determined this site plan meets the C-1 intended use.
- 165.29 landscaping requirements. Tony will verify if the number of tree/shrub meets guidelines.
- 166.09 Architectural guidelines for C-1 building materials. Tony will verify percent composition of materials.
- 167.08 Signs Permitted for C-1. The following categories do not comply with existing code: Facia/wall signs, number of signs, gasoline pump signs. 167.10.17 Pole signs prohibited by all districts. However, the all signs are excluded from the site plan review and will be handled with a separate process.
- Matt Daniels asked about a concept drawing for the “no overnight parking” signs. Alex from Kum & Go said they can include one in the site plan.

McKinney motion Botts – second – McKinney, Roos, Botts approved. Motion passed

VI. DISCUSSION

A. Public Improvements G-14

B. Future Concept Plan

- C. **Signs:** Discussed how the sign process will proceed if Kum & Go is granted an exception through the Board Of Adjustments. Ultimately P&Z will see it again if an exception is granted.

VI. Upcoming Planning A Zoning Meeting

- A. Regular meeting December 15, 2020 at 7:00 P.M. at City Hall

VII. ADJOURN:

McKinney moved – Botts second – unanimously approved –Adjourned 8:25PM



December 11, 2020

Angie Ritchie
Deputy City Clerk
City of Cumming
649 N. 44th Street
P.O. Box 100
Cumming, Iowa 50061-0100

CUMMING, IOWA
MATHEW ROTH PROPERTY
REVISED PLAT OF SURVEY

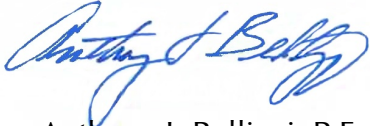
Veenstra & Kimm, Inc. has reviewed the revised plat of survey and offer the following comments:

1. The minor subdivision plat procedures and requirements are defined in Section 170.28 of the Cumming Subdivision Regulations. The following items need to be addressed:
 - a. Item G., an approval block as required should be shown on the plat.
 - b. Item 2.C., Warren County zoning ordinance building setback lines should be shown on the plat.
 - c. Item 2.D., a note addressing water and sewer services should be added to the plat.
2. A note should be added to the plat that further divisions will require a major subdivision plat including a preliminary plat and final plat.
3. The City of Cumming Land Use Map shows the plat to be developed in low density residential use, and the proposed lots would not affect future development of low-density residential use. It is noted that the size of lots and development of the lots are subject to regulations of Warren County.

Angie Ritchie
December 11, 2020
Page 2

If you have any questions or comments concerning the project, please contact us at 515-225-8000.

VEENSTRA & KIMM, INC.



Anthony J. Bellizzi, P.E.

AJB:dml
41233-039
cc: Jeffrey A. Gaddis, PLS, Civil Engineering Consultants

PLAT OF SURVEY

SURVEY LEGEND

INDEX LEGEND

LOCATION: LOT 9, BELLEVUE SUBDIVISION
NW ¼ OF SECTION 20, T 77N, R 25W, WARREN COUNTY, IOWA

OWNER: MATTHEW J ROTH
2244 COOLIDGE ST., NORWALK IA 50211

SURVEY FOR: (OWNER)

PREPARED BY CHAD A. DANIELS
DANIELS LAND SURVEYING, 22598 18TH AVE, NEW VIRGINIA IA 50210
RETURN TO: 515-577-2583

- () - Recorded Distance/Bearing
- — — — — Building Setback lines
- . - . - . Section line
- x — x — Fence line

Monuments

- ▲ - Found section corner
- - Set 1/2" red plastic capped rebar, #17532
- - Found pipe

BASIS OF BEARINGS IS IA RCS ZONE 8

DESCRIPTION - PARCEL F:

That part of Lot 9 of Bellevue Subdivision, recorded in Plat Book 5 Page 60 of Section 20, Township 77 North, Range 25 West of the 5th P.M., Warren County, Iowa, described as follows;

Beginning at the Southeast corner of said Lot 9; thence North 00 degrees 29 minutes 27 seconds West, 886.99 feet along the East line of said Lot 9; thence South 66 degrees 32 minutes 30 seconds West, 338.32 feet to the West line of said Lot 9; thence South 00 degrees 33 minutes 08 seconds East, 752.94 feet along said West line to the Southwest corner of said Lot 9; thence North 89 degrees 53 minutes 05 seconds East, 310.70 feet to the Point of Beginning, having an area of 5.86 Acres.

DESCRIPTION - INGRESS/EGRESS/UTILITY EASEMENT:

The West 40 feet of Parcel F of Lot 9 of Bellevue Subdivision, recorded in Plat Book 5 Page 60 of Section 20, Township 77 North, Range 25 West of the 5th P.M., Warren County, Iowa.

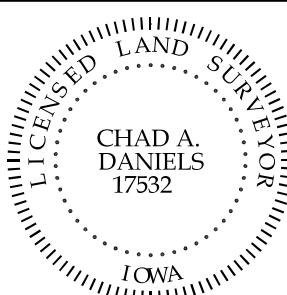
Water Service - Warren Water
Sewer Service - Private Septic
Current Warren County Zoning - A-1

Any further division of Lot 9 of Bellevue Subdivision shall require a Major Subdivision Plat.

Meets Subdivision Ordinance Requirements.

Date _____

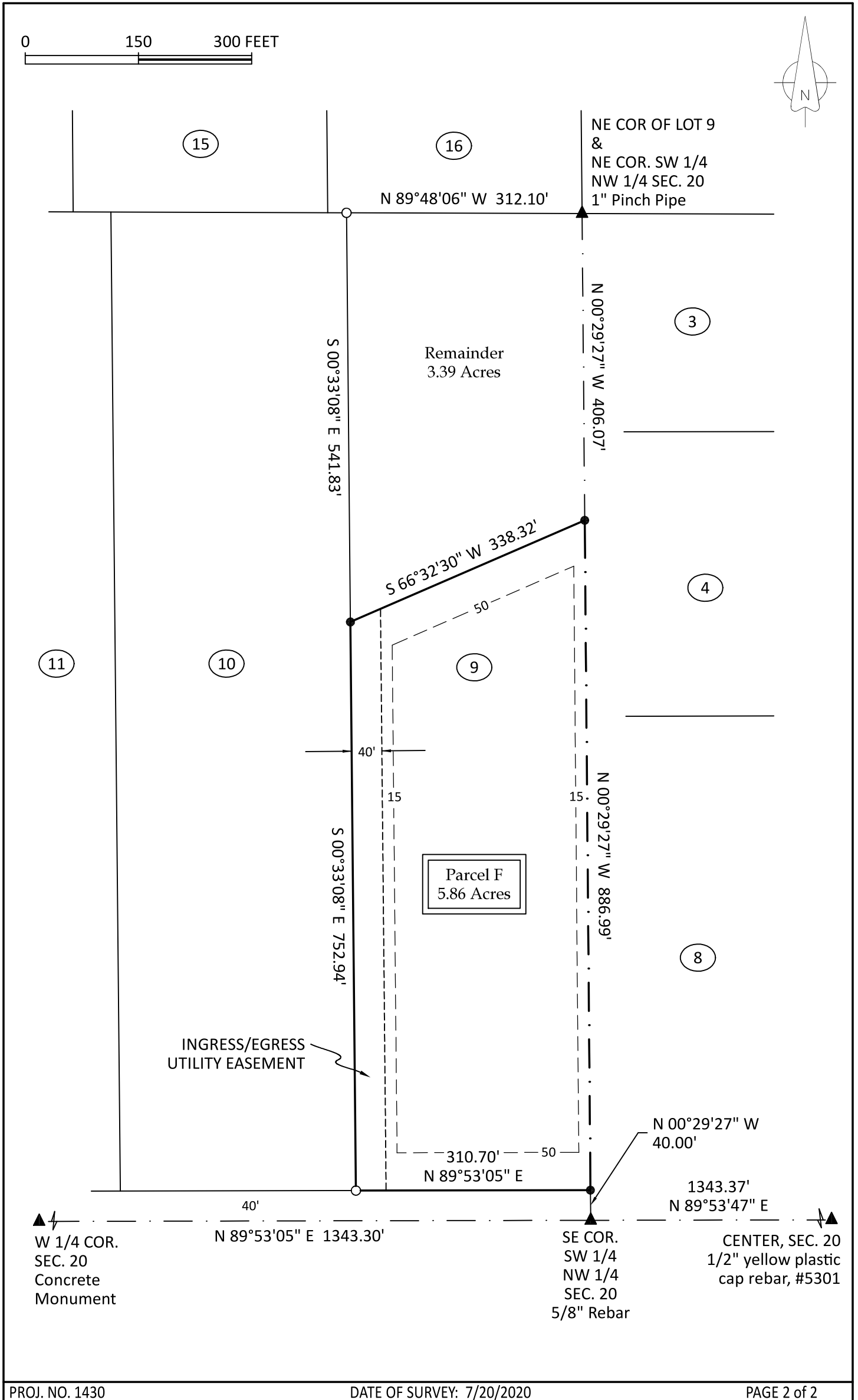
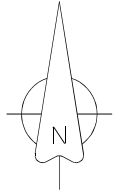
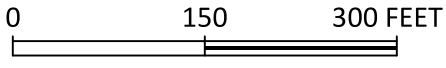
Cumming Zoning Administrator



I hereby certify that this surveying document was prepared by me 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 Chad A. Daniels 12/11/20
Chad A. Daniels Date

Iowa License No. 17532
My license renewal date is 12-31-2020
Page No.'s covered by this seal: 1 and 2



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PREPARED BY CHAD A. DANIELS
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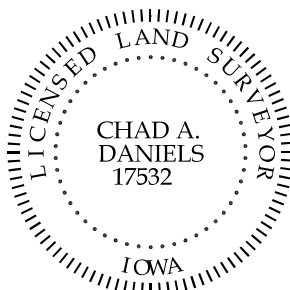
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Meets Subdivision Ordinance Requirements.

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Cumming Zoning Administrator

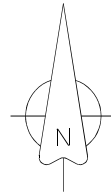


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Chad A. Daniels Date

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0 150 300 FEET



15

16

N 89°48'06" W 312.10'

NE COR OF LOT 9
&
NE COR. SW 1/4
NW 1/4 SEC. 20
1" Pinch Pipe

3

Remainder
3.39 Acres

S 00°33'08" E 541.83'

N 00°29'27" W 406.07'

4

S 66°32'30" W 338.32'

11

10

9

40'

N 00°29'27" W 886.99'

8

S 00°33'08" E 752.94'

Parcel F
5.86 Acres

INGRESS/EGRESS
UTILITY EASEMENT

N 00°29'27" W
40.00'

310.70'
N 89°53'05" E

1343.37'
N 89°53'47" E

40'

N 89°53'05" E 1343.30'

SE COR.
SW 1/4
NW 1/4
SEC. 20
5/8" Rebar

CENTER, SEC. 20
1/2" yellow plastic
cap rebar, #5301

W 1/4 COR.
SEC. 20
Concrete
Monument



VEENSTRA & KIMM, INC.

3000 Westown Parkway • West Des Moines, Iowa 50266-1320

515-225-8000 • 515-225-7848(FAX) • 800-241-8000 (WATS)

August 17, 2020

Angie Ritchie
Deputy City Clerk
City of Cumming
649 N. 44th Street
P.O. Box 100
Cumming, Iowa 50061-0100

CUMMING, IOWA
PLAT OF SURVEY
MATHEW ROTH PROPERTY

Veenstra & Kimm, Inc. has reviewed the plat of survey of the Mathew Roth property and offer the following comments:

1. Section 170.26 Paragraph B.3 of Cumming Subdivision Regulations specifies that “a subdivision creating two to three total lots with no improvements, is considered a minor subdivision and shall utilize the Minor Plat procedure.”
2. The remnant north parcel as proposed is land-locked. An ingress/egress easement and utility easement will be required to serve the property.

If you have any questions or comments concerning the project, please contact us at 515-225-8000.

VEENSTRA & KIMM, INC.

A handwritten signature in blue ink, appearing to read 'Anthony J. Bellizzi', is written over a light blue horizontal line.

Anthony J. Bellizzi, P.E.

AJB:dml
41233-039

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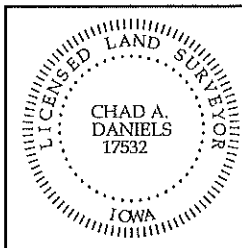
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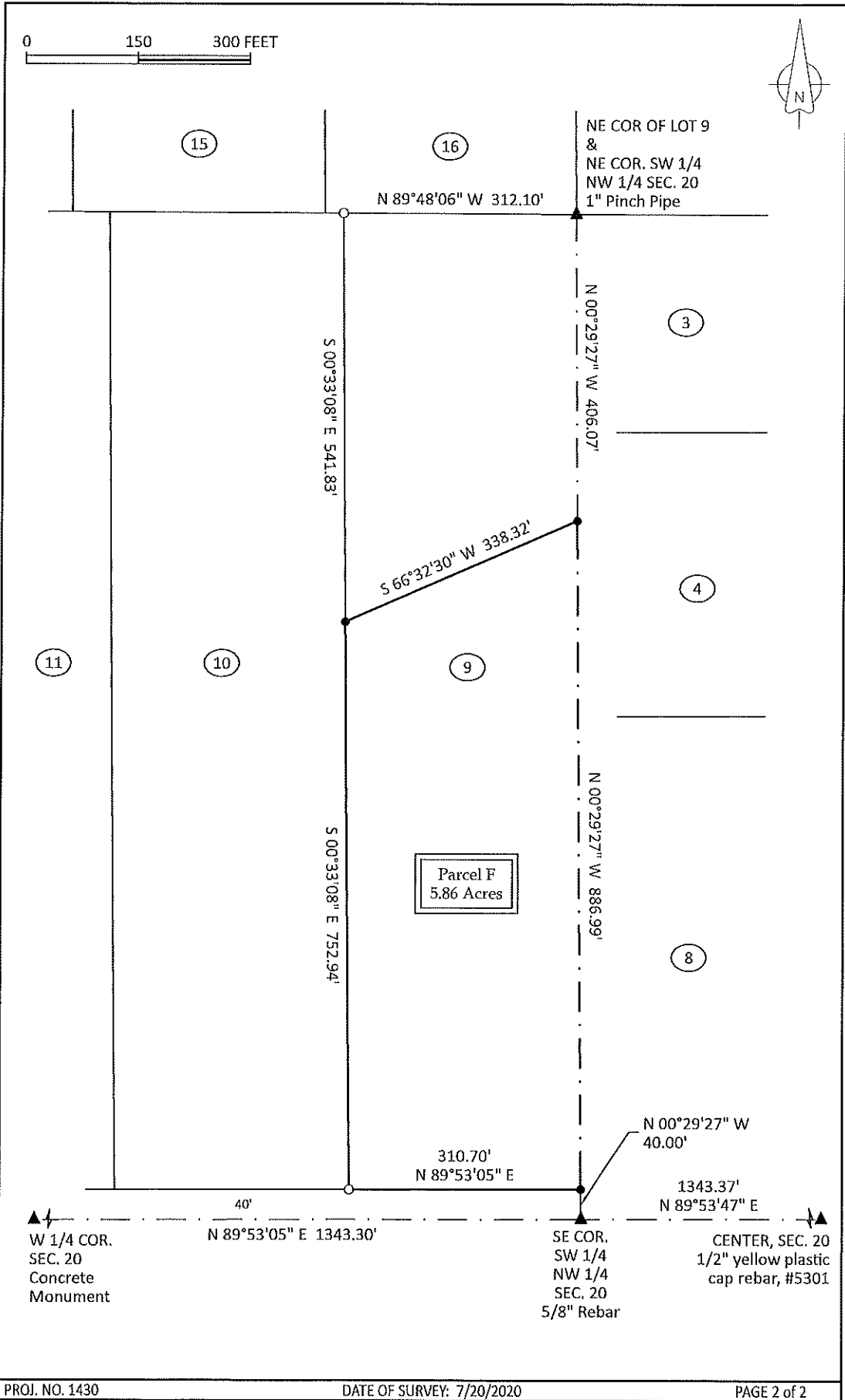
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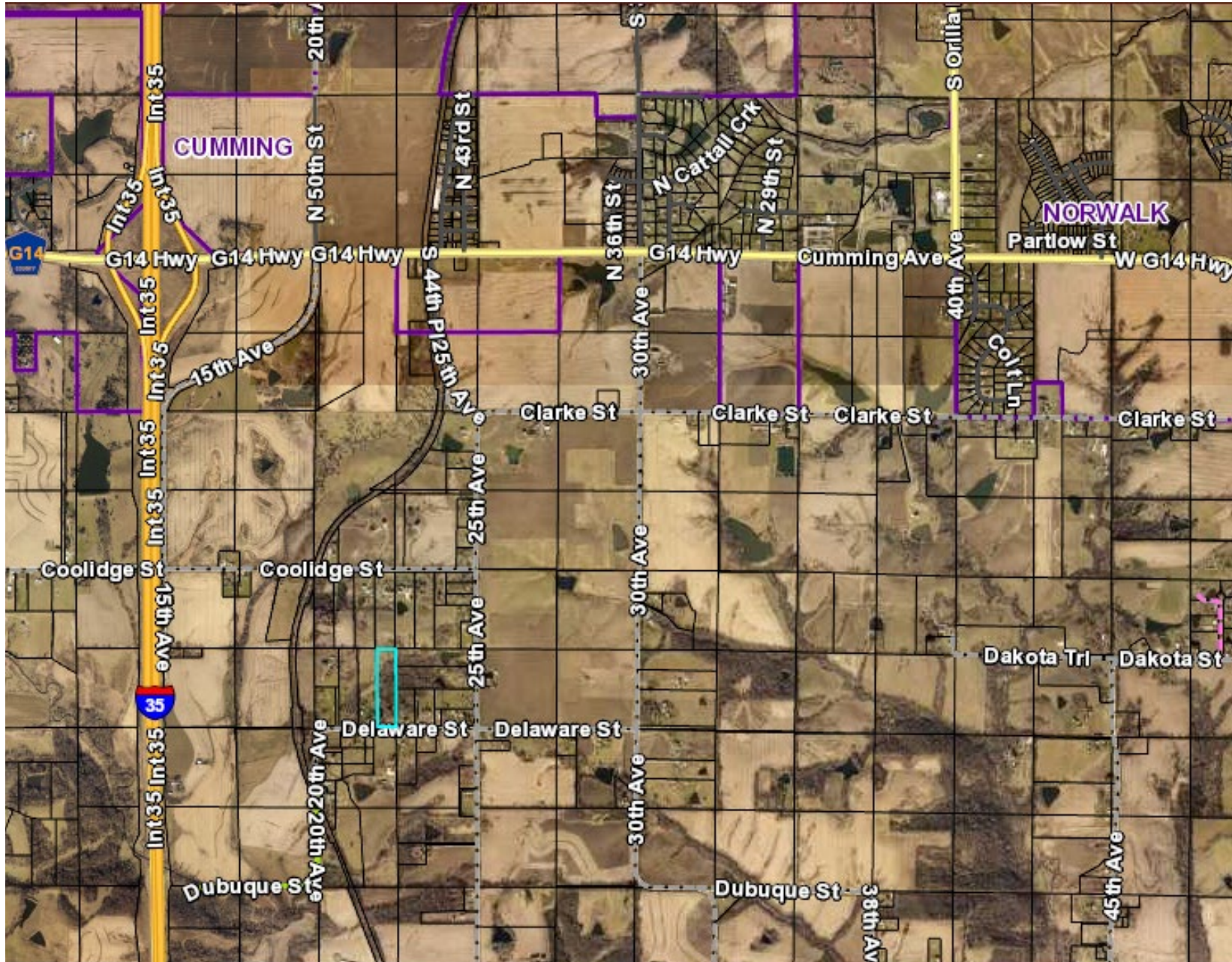
Signed Chad A. Daniels Date 7/20/20
Chad A. Daniels Date

Iowa License No. 17532
My license renewal date is 12-31-2020
Page No.'s covered by this seal: 1 and 2



RECEIVED JUL 31 2020

Roth Plat – 2197 Delaware Street, Cumming, IA 50061



City of Cumming

APPLICATION TO SERVE ON A CITY BOARD OR COMMISSION

Name: Marlin SQUIER Occupation: Wine Sales Consultant

N. Cattail Creek, Cumming, IA

Phone number to reach you: 515. [REDACTED]

Email: [REDACTED]

How long have you been a resident: 1 1/2 years

I am interested in serving on the following Board/Commission: Planning & Zoning

List Board/Commission you currently serve on: NA

List Board/Commission you have served on in the past: NA

Describe why you are interested and what knowledge and/or experience you have that would be beneficial to the community: As a Captain (veteran) of the U.S. Army

I spent most of my time working as the community adjutant

running all personnel operations and planning for the base

commander/mayor of a German/American community in Bamberg, Germany.

I am currently a member of the local American Legion in Cumming.

My experience and passion for making Cumming a great place

for the residents current and future is what motivates me to serve.

[REDACTED]
Signature

11/30/2020
Date

Please return to:

Cumming City Hall
PO Box 100
649 N 44th Street
Cumming, IA 50061