

MINUTES
KOSSUTH COUNTY PLANNING AND ZONING COMMISSION

May 21, 2020 1:00 p.m.
Virtual Meeting - Zoom Meeting 860 8818 4964 with password 789121

Meeting was called to order by Chairman Thul at 1:06 p.m.

Planning and Zoning Commission Members Present; Brian Thul, Chair, Dave Rock, Vice-Chair, Mark Studer, Richard Deitering and Delores Thilges.

Others Present; Doug Miller, Kossuth County Zoning Administrator, Lisa, Hefty, Mike Gabor, Bruce Keith and Dave Loss.

Motion by Richard Deitering and Second by Mark Studer to approve the May 21, 2020 Agenda of the Kossuth County Planning and Zoning Commission. Motion passed unanimously.

Delores Thilges nominated Brian Thul for Chair of the Planning and Zoning Commission. Motion by Delores Thilges and Seconded by Mark Studer to cease nominations and cast a unanimous ballot for Brian Thul to be chair. Motion passed unanimously.

Mark Studer nominated Dave Rock for Vice Chair of the Planning and Zoning Commission. Motion by Mark Studer and Seconded by Delores Thilges to cease nominations and cast a unanimous ballot for Dave Rock to be chair. Motion passed unanimously.

Motion by Dave Rock and Second by Richard Deitering to approve the minutes of the April 13, 2017, meeting of the Kossuth County Planning and Zoning Commission. Motion passed unanimously.

Motion by Richard Deitering Second by Dave Rock to open the public hearing on the Preliminary and Final Plat – Keith Acres. Motion passed unanimously.

Doug Miller presented the following information to the Planning and Zoning Commission;

- Property is west of Algona in Section 9, Township 95, Range 29, Cresco Township
- Bruce and Mary Jean Keith own the property. Mike Gabor is the attorney working on the subdivision.
- Property is zoned A-1.
- Minimum lot size in A-1 zoned parcel is 5 acres.
- Keith's would like to divide the property into two lots.
- One house currently is on the property. This would be the north lot. The south lot would be sold Bruce and Mary Jane's son so a House can be constructed.
- Proper notice was published in the Swea City and Bancroft newspapers May 6th, 2020 and Algona newspaper on May 7th, 2020.
- Proper notice was mailed to adjacent landowners of the property on May 7th, 2020
- No written comments have been received
- No oral comments have been received.
- Section 7.2 of the Sub Division Ordinance addresses subdivisions of less than 5 lots and serviceable by existing streets.
- Territorial Limits from the City of Algona is required.

Motion by Delores Thilges Second by Mark Studer on the Preliminary and Final Plat – Keith Acres.
Motion passed unanimously.

Motion by Dave Rock Second by Mark Studer to approve resolution PZ 05-21-20-01. Motion passed unanimously.

**KOSSUTH COUNTY
PLANNING AND ZONING COMMISSION**

RESOLUTION NO. PZ 05-21-20-01

**RESOLUTION APPROVING PLAT (MINOR SUBDIVISION) AND DEDICATION
FOR KEITH'S SUBDIVISION, KOSSUTH COUNTY, IOWA**

WHEREAS, there has been presented to the Kossuth County Planning and Zoning Commission for their consideration a two lot minor subdivision Plat covering the following described real estate, to-wit:

That part of the Northeast Quarter (NE¹/₄) of Section Nine (9, Township Ninety-five (95) North, Range Twenty-nine (29), West of the 5th P.M., Kossuth County, Iowa, described as follows:

Beginning at the East Quarter Corner of said Section 9; thence North 0°00' East (assumed bearing) along the East line of the Northeast Quarter of said Section 9 a distance of 1904.20 feet; thence South 88°07' West 673.20 feet; thence South 0°56' East 1887.20 feet to the South line of the Northeast Quarter of said Section 9; thence North 89°34' East 642.20 feet to the point of beginning.

According to the Plat, it appears that Bruce Keith and Mary Jane Keith, husband and wife, are the owners of said real estate and desire to plat the same as Keith's Subdivision, Kossuth County, Iowa, and

WHEREAS, since Keith's Subdivision, Kossuth County, Iowa, is being platted within the subdivision jurisdiction of Kossuth County, Iowa, said Plat is subject to the Subdivision Ordinance of said County, and the Plat requires the approval of said County and its Planning and Zoning Commission; and

WHEREAS, upon consideration of same, the Kossuth County Planning and Zoning Commission finds said Plat of the above-described real estate does not require the installation of any constructed improvement and should be approved; and

WHEREAS, such approval shall be contingent upon concurrent approval by the City of Algona, Iowa, which approval has now been given;

NOW, THEREFORE, BE IT RESOLVED by the Kossuth County Planning and Zoning Commission, that the Final Plat for Keith's Subdivision, Kossuth County, Iowa, be and is hereby approved.

PASSED, ADOPTED AND APPROVED this 21 day of May , 2020.

Motion by Richard Deitering Second by Mark Studer to open the public hearing on the Preliminary and Final Plat – D & D Addition. Motion passed unanimously.

Doug Miller presented the following information to the Planning and Zoning Commission;

- Property is south west of Algona in Sections 14 and 15, Township 95, Range 29, Cresco Township
- Dave and Denise Loss own the property. Mike Gabor is the attorney working on the subdivision.
- Property is zoned R-5.
- Minimum lot size in R-5 zoned parcel is 40,000 sq. ft..
- Loss's would like to divide the property into 4 lots.
- One house currently is on the property. This would be the north lot. The south lot would be sold Bruce and Mary Jane's son so a House can be constructed.
- Proper notice was published in the Swea City and Bancroft newspapers March 22, 2017 and Algona newspaper on March 23, 2017.
- Proper notice was mailed to adjacent landowners of the property.
- No written comments have been received
- No oral comments have been received.
- Section 7.2 of the Sub Division Ordinance addresses subdivisions of less than 5 lots and serviceable by existing streets.
- Territorial Limits from the City of Algona is required.

Motion by Richard Deitering Second by Mark Studer to close the public hearing on the Preliminary and Final Plat – D & D Addition. Motion passed unanimously.

Motion by Mark Studer Second by Richard Deitering to approve resolution PZ 05-21-20-02. Motion passed unanimously.

**KOSSUTH COUNTY
PLANNING AND ZONING COMMISSION**

RESOLUTION NO. PZ 05-21-20-02

**RESOLUTION APPROVING PLAT (MINOR SUBDIVISION) AND DEDICATION
FOR D AND D ADDITION, KOSSUTH COUNTY, IOWA**

WHEREAS, there has been presented to the Kossuth County Planning and Zoning Commission for their consideration a four lot minor subdivision Plat covering the following described real estate, to-wit:

That part of Section Fourteen (14) and Section Fifteen (15) both in Township Ninety-five (95) North, Range Twenty-nine (29) West of the Fifth Principal. Meridian, Kossuth County, Iowa, more particularly described as follows:

Beginning at the Southwest (SW) Corner of Lot 1 Block 1 Royale Oaks Subdivision to Kossuth County, Iowa;

Thence S 63°31'12" E along the Southwesterly line of said Lot 1, 305.03 feet to the Southeast (SE) corner of said Lot 1 and the Westerly Right-of-Way (ROW) line of Royale Oaks Drive;

Thence continuing S 63°31'12" E along the Southerly ROW line of Royale Oaks Drive, 66.00 feet to the Easterly ROW line of Royale Oaks Drive;

Thence 118.08 feet Northerly along said Easterly ROW line along a 1,308.00 foot radius non-tangent curve concave to the West having a central angle of 05°10'20" and a 118.04 foot chord bearing N 23°49'30" E to the Southerly ROW line of Royale Oaks Drive;

Thence S 87°21'44" E along said Southerly ROW line 230.79 feet;

Thence continuing along said Southerly ROW line 195.25 feet Easterly along a 373.00 foot radius tangent curve concave to the North having a central angle of 29°59'35" and a 193.03 foot chord bearing N 77°37'29" E;

Thence continuing along said Southerly ROW line and tangent to the previously described curve, N 62°38'41" E, 228.90 feet to the Centerline of Call Park Road;

Thence S 27°23'43" E along said Centerline, 497.27 feet;

Thence N 89°11'20" W, 692.33 feet;

Thence S 88°14'48" W, 626.16 feet;

Thence N 07°29'39" E, 393.59 feet to the Point of Beginning.

Containing 380,979 square feet more or less. Subject to Easements recorded or unrecorded.

According to the Plat, it appears that David R. Loss and Denise A. Loss, husband and wife, are the owners of said real estate and desire to plat the same as D and D Addition, Kossuth County, Iowa, and

WHEREAS, since D and D Addition, Kossuth County, Iowa, is being platted within the subdivision jurisdiction of Kossuth County, Iowa, said Plat is subject to the Subdivision Ordinance of said County, and the Plat requires the approval of said County and its Planning and Zoning Commission; and

WHEREAS, upon consideration of same, the Kossuth County Planning and Zoning Commission finds said Plat of the above-described real estate does not require the installation of any constructed improvement and should be approved; and

WHEREAS, such approval shall be contingent upon concurrent approval by the City of Algona, Iowa, which approval has now been given;

NOW, THEREFORE, BE IT RESOLVED by the Kossuth County Planning and Zoning Commission, that the Final Plat for D and D Addition, Kossuth County, Iowa, be and is hereby approved.

PASSED, ADOPTED AND APPROVED this 20th day of May, 2020.

The Commission and the Zoning Administrator visited about Wind Energy Conversion Systems.

Motion by Mark Studer Second by DaveRock to adjourn the May 21, 2020 meeting of the Kossuth County Planning and Zoning Commission. Motion passed unanimously.

Meeting Adjourned at 1:43 p.m.