

MAXWELL PLANNING AND ZONING COMMISSION
PUBLIC HEARING
THURSDAY, FEBRUARY 6, 2020 AT 6:30 PM
AT CITY HALL, 107 MAIN STREET, MAXWELL, IOWA

1. The meeting was called to order at 6:30 p.m. by Greg Cory.
2. Roll call was answered by Greg Cory, Sue Philpott, Leota Hudson, and Eric Pagel.
3. Hudson made a motion to approve the agenda as presented. Pagel seconded. 4 ayes.
4. A motion to approve the September 17, 2019 minutes was made by Philpott, with spelling corrections being made, seconded by Pagel, and passed 4 ayes.
5. Public Hearing: Recommendation for rezoning from current R-E (Residential Estate District) to R-S (Suburban Residential District) the following portion of Parcel ID 15-22-405-001 lying within the north half of the southeast quarter of SEC-TWP-RNG 22-82-22 being a part of Rock Creek Ridge Estates Plat 1 OL Y- Public in attendance were Doug Miller, Perry & Shelly Balke, Mitzi Degroote, Ken Jans, Rebecca Hasbrouck, Connie Smith, Scott Oakes. Chairman Greg Cory opened with recapping the discussion that was held at the September 17, 2019 meeting that the ordinance is in place for our new district of R-S Suburban Residential District. Most of the residence in attendance currently reside in the Rock Creek Estates. Comments and concerns that were discussed were as follows: 1. They would prefer the larger lots to be on the East side where property owners currently live. 2. How will the current roads handle the traffic flow that will be much heavier with 19 new homes being built? 3. They are not against the new development but would prefer to keep the rural setting feel that 3 acre lots offer at Rock Creek Estates. Ideas and concerns were documented by owner Scott Oakes. A motion was made by Pagel to recommend to City Council the rezoning of Parcel ID 15-22-405-001 lying within the north half of the southeast quarter of SEC-TWP-RNG 22-82-22 being a part of Rock Creek Ridge Estates Plat 1 OL Y from R-E (Residential Estate District) to R-S (Suburban Residential District) per current Chapter 165 zoning regulation. Hudson seconded the motion and passed 3 ayes, 1 nay Philpott – reason for nay to keep the current rural flow of 3 acre lots.
6. Approval of Preliminary Plat Map for Rock Creek Ridges Estates Development- After reviewing the preliminary plat map concerns were: How will drainage of water be handled? Mr. Oakes referenced the map where it shows the direction of drainage. Concerns of only one entrance into the new development. It was felt that having more than one road in and out of the development would be beneficial. It would also make access in and out for emergency vehicles better. A motion was made by Pagel on contingent of the passing of section R on the Preliminary Plat Checklist requirement that the City Council approve the Preliminary Plat Map for Rock Creek Ridge Estates Development. Hudson

seconded the motion and passed 3 ayes. 1 nay Philpott – reason for nay to keep the current rural flow of 3 acre lots.

- 7. At 7:35p.m. a motion to adjourn was made by Hudson, seconded by Pagel, and passed 4 ayes.

Attest: _____, Clerk _____, Chair
Dee Gibbs Greg Cory