

City of Atkins, Iowa  
**Atkins Planning and Zoning Commission**  
Meeting Agenda

Thursday, May 23, 2024 – 6:30 P.M.  
City Hall, Council Room, 480 Third Avenue, Atkins, Iowa 52206

Contact the City Clerk office at 319-446-7870 before 2 p.m. on the day of the meeting if you require special accommodations to attend the hearing.

1. Call to order by the Chair and Roll Call.
2. A Public Hearing will be held to consider allowing a minor boundary change as requested by Declan and Alyssa Harbach to a lot locally known as 303 2<sup>nd</sup> Avenue to create a Parcel E.
3. Approval of the agenda.
4. Motion to approve meeting minutes of April 11, 2024, and April 25, 2024.
5. Motion to recommend to the City Council, approval of the Minor Boundary Change to a lot locally known as 303 2<sup>nd</sup> Avenue to create a Parcel E.
6. Adjournment

This Notice is given at the direction the Chair pursuant to Chapter 21, Code of Iowa, and the local rules of the City of Atkins, Iowa.

Posted May 21, 2024, City Hall and Post Office.

NOTICE OF PUBLIC HEARING TO CONSIDER ALLOWING A MINOR BOUNDARY  
CHANGE TO A LOT LOCALLY KNOWN AS 303 2<sup>ND</sup> AVENUE, ATKINS, IOWA TO  
CREATE A PARCEL E

Pursuant to Section 166.53, of the City of Atkins Code of Ordinances, the Planning and Zoning Commission will hold a public hearing on Thursday, May 23, 2024 at 6:30 pm at the Atkins City Hall, 480 Third Avenue, Atkins, IA 52206. The purpose of the hearing is to consider a request from owners Declan and Alyssa Harbach to allow a Minor Boundary Change to a lot known locally as 303 2nd Avenue, Atkins, Iowa to create a Parcel F, described as Revised Parcel D and Parcel E in the Southeast Quarter of the Southwest Quarter and in the Southwest Quarter of the Southeast Quarter, all located in Section 14, Township 83 North, Range 9 West of the Fifth Principal Meridian, City of Atkins, Benton County, Iowa. All interested parties may file their comments in writing with the City Clerk of Atkins, Iowa, or in person before said hearing. If you require special accommodations to attend the hearing, please contact the office of the City Clerk at 319-446-7870 by 2 p.m. on the date of the meeting.

Index Legend	
Location:	Section 14, Township 83 North, Range 9 West SE 1/4 SW 1/4 & SW 1/4 SE 1/4 Revised Parcel D & Parcel E Outlot "D", Block 5, Tait and Wagner's Park Ridge Add'n
Requestor:	Declan Harbach
Proprietors:	Christopher J. & Amy Breese Declan Harbach Alyssa Harbach
Surveyor:	Stephen M. Scott, P.L.S.
Company:	Scott Survey, Inc.
Return To:	P.O. Box 315 Center Point, Iowa 52213 email@scottsurvey.com   (319) 540-5263

## PARCEL F PLAT OF SURVEY

PART OF SE 1/4 SW 1/4  
& PART OF SW 1/4 SE 1/4  
SECTION 14, T83N, R9W  
CITY OF ATKINS  
BENTON COUNTY, IOWA  
(A REPLAT OF REVISED PARCEL D & Parcel E)

Legal Description – Parcel F:

Revised Parcel D and Parcel E in the the Southeast Quarter of the Southwest Quarter and in the Southwest Quarter of the Southeast Quarter, all located in Section 14, Township 83 North, Range 9 West of the Fifth Principal Meridian, City of Atkins, Benton County, Iowa, described as follows:

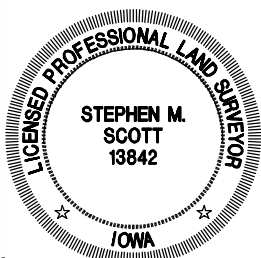
Commencing at the South Quarter Corner of Section 14, Township 83 North, Range 9 West of the Fifth Principal Meridian; thence S89°51'08"E along the south line of the Southeast Quarter of said Section 14, a distance of 24.72 feet to the southerly extension of the 2nd Avenue right of way; thence N0°00'00"E along said right of way, 512.76 feet to the south right of way of 3rd Street and the point of beginning; thence N89°32'22"W along said south right of way, 150.00 feet to the Northwest Corner of Parcel E; thence S0°00'00"W, 67.82 feet to the Southwest Corner of Parcel E; thence S89°32'35"E, 150.00 feet to the Southeast Corner of said Revised Parcel D; thence N0°00'00"E, 67.82 feet to the point of beginning.

Said parcel contains 0.234 acre, subject to easements and restrictions of record.



**Stephen M. Scott, P.E. & L.S.**  
Civil Engineer & Land Surveyor

319-540-5263 [www.scottsurvey.com](http://www.scottsurvey.com)  
email@scottsurvey.com  
P.O. Box 315, Center Point, IA 52213-0315



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

STEPHEN M. SCOTT, P.L.S. Iowa Lic. No. 13842

My license renewal date is December 31, 2024

Pages or sheets covered by this seal:

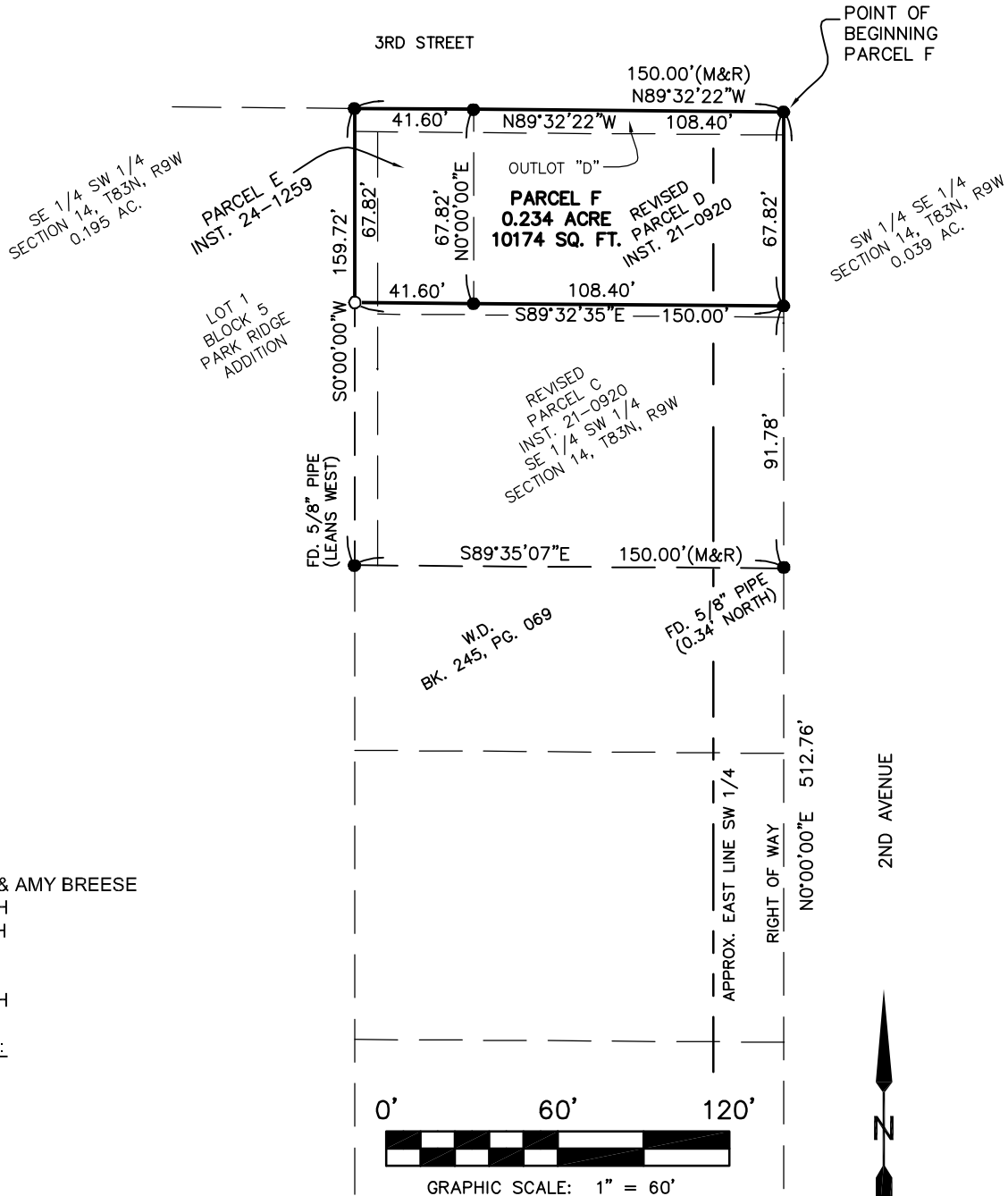
PAGES 1 AND 2

PAGE 1 OF 2

PROJECT NO. 2451604

DRAFT

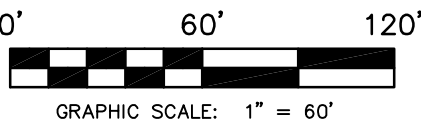
**PARCEL F  
PLAT OF SURVEY**  
PART OF SE 1/4 SW 1/4  
& PART OF SW 1/4 SE 1/4  
SECTION 14, T83N, R9W  
CITY OF ATKINS  
BENTON COUNTY, IOWA  
(A REPLAT OF REVISED PARCEL D & Parcel E)



**PROPRIETORS:**  
CHRISTOPHER J. & AMY BREESE  
DECLAN HARBACH  
ALYSSA HARBACH

**SURVEYED FOR:**  
DECLAN HARBACH

**DATE OF SURVEY:**  
JUNE 2, 2014  
APRIL 23, 2020



**LEGEND AND NOTES**

- ▲ - CONGRESSIONAL SECTION CORNER, FOUND
- - PROPERTY CORNER(S), FOUND (or as noted)  
(1/2" rebar w/ red plastic cap embossed with "SCOTT 13842" )
- - PROPERTY CORNERS SET  
(1/2" rebar w/ red plastic cap embossed with "SCOTT 13842" )
- - PROPERTY &/or BOUNDARY LINES
- - - - - CENTER LINES
- - - - - LOT LINES, PLATTED OR BY DEED
- (R) - RECORDED DIMENSIONS
- (M) - MEASURED DIMENSIONS

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

SE CORNER  
SECTION 14,  
T83N, R9W  
FD. 5/8"  
IRON ROD

S 1/4 CORNER  
SECTION 14,  
T83N, R9W  
FD. CUT "X"

SOUTH LINE SE 1/4  
S89°51'08"E 2657.74'



**Stephen M. Scott, P.E. & L.S.**  
Civil Engineer & Land Surveyor

319-540-5263  
email@scottsurvey.com  
P.O. Box 315, Center Point, IA 52213-0315

[www.scottsurvey.com](http://www.scottsurvey.com)

**DRAFT**

May 8, 2024

Mayor, City Council and Planning and Zoning  
City of Atkins  
480 3<sup>rd</sup> Ave  
Atkins, IA 52206-0171

RE: PLAT OF SURVEY – PARCEL F (A REPLAT OF REVISED PARCEL D & PARCEL E)

Dear Mayor, City Council and Planning and Zoning:

We have completed our review of Parcel F (A replat of Revised Parcel D & Parcel E). We have determined it acceptable and see no issues in allowing the lots to be combined into one lot.

If you have further questions regarding this matter, feel free to call me at (319) 362-9394.

Respectfully,

SNYDER & ASSOCIATES, INC.



Nick Eisenbacher, P.E.  
Civil Engineer

Enclosure: Plat of Survey – Parcel F (A replat of revised parcel D & Parcel E)

# **City of Atkins Planning and Zoning Commission Minutes**

Thursday, April 11, 2024, 6:30 pm  
City Hall Council Room, 480 Third Avenue, Atkins, Iowa, 52206

Chair Ryan Hosch called the meeting to order at 6:30pm.

Present were Hosch, Lange, and Rinderknecht. Absent: none. Also present were Interim City Administrator Sandi Fowler, and members of the public in person.

A public hearing was held to consider allowing a minor boundary change to a lot locally known as 302 2<sup>nd</sup> Avenue, Atkins, Iowa, to create a Parcel E. Amy Breese and Declan Harbach stated that they were present to answer questions if needed. No written comments were received, and no oral comments were made. Hosch closed the public hearing at 6:35 pm.

Lange moved to approve the agenda with the addition of an item to consider the change related to the public hearing, seconded by Hosch. Aye: Hosch, Lange, Rinderknecht. Nay: None. Motion passed.

Rinderknecht made a motion to recommend to the City Council approval of the Minor Boundary Change to a lot known locally as 309 2<sup>nd</sup> Avenue, Atkins, Iowa. Hosch seconded the motion. Aye: Hosch, Lange, Rinderknecht. Nay: None. Motion passed.

Rinderknecht moved to approve the minutes of March 21, 2024, seconded by Lange. Aye: Hosch, Lange, Rinderknecht. Nay: None. Motion passed.

Chair Hosch requested public comment, and there were no comments.

The next regular Planning and Zoning Commission meeting to be held May 9, 2024, at 6:30 p.m., City Hall, Council Room, 480 3<sup>rd</sup> Avenue, Atkins, Iowa.

Lange moved to adjourn the meeting, seconded by Rinderknecht. Aye: Hosch, Lange, Rinderknecht. Nay: None. Motion passed.

Adjournment at 6:50 p.m.

**City of Atkins**  
**Planning and Zoning Commission**  
**Minutes**

Thursday, April 25, 2024, 6:30 pm  
City Hall Council Room, 480 Third Avenue, Atkins, Iowa, 52206

Chair Ryan Hosch called the meeting to order at 6:30pm.

Present were Ryan Hosch, Dick Lange, and Jeremy Rinderknecht. Absent: none. Also present were Interim City Administrator Sandi Fowler, and members of the public in person.

A public hearing was held to consider allowing a minor boundary change as requested by Stonebrook Homes, LLC to allow a Minor Boundary Change to Stone Ridge Fourth Addition Lot 6 to create Parcel A and Parcel B for duplex construction on Lot 6.

No written comments were received, and no oral comments were made. Hosch closed the public hearing at 6:32 pm.

Lange moved to approve the agenda, seconded Rinderknecht. Aye: Hosch, Lange, Rinderknecht. Nay: None. Motion passed.

Rinderknecht made a motion to recommend to the City Council approval of the Minor Boundary Change as requested by Stonebrook Homes, LLC at Stone Ridge Fourth Addition Lot 6 to create Parcel A and Parcel B for duplex construction on Lot 6, Lange seconded the motion. Aye: Hosch, Lange, Rinderknecht. Nay: None. Motion passed.

Lange moved to adjourn the meeting, seconded by Rinderknecht. Aye: Hosch, Lange, Rinderknecht. Nay: None. Motion passed.

Adjournment at 6:33 p.m.