

**RESOLUTION 16-20**  
**FINAL SUBDIVISION PLAT- RK'S SUBDIVISION**

Whereas, Raymond Holzer has filed with the Floyd County Zoning Commission (Commission) the required documentation to support the following:

- approval of a Final Subdivision Plat identified as RK's Subdivision for a seven (7) lot subdivision, located at 2648 195<sup>th</sup> St, Charles City, of Section 2, Township 95, Range 16, St Charles Township, Floyd Co, Iowa.

Whereas, the Floyd County Board of Supervisors (Board) approved a Preliminary Subdivision Plan on January 14, 2020 and since that time, the Commission and Board provided timely notice of publication on March 6, 2020 regarding a Public Hearing on the application for the subject property set for March 17 and March 24, 2020, respectively.

Whereas, the Commission reviewed the information and based on Iowa Code, the Floyd County Zoning Ordinance and Regulations and the Floyd County Comprehensive Plan and voted unanimously to recommend to the Board that the preliminary plat be approved.

Therefore, upon the Floyd County Board of Supervisor's review of said information and after closing their Public Hearing for the subject property the following actions were taken:

Supervisor Tjaden motioned and Supervisor Kamm seconded to:  
(Check all that apply.)

<input checked="" type="checkbox"/> Approve the first reading of the application for the Final Subdivision Plat for RK's Subdivision.
<input type="checkbox"/> Set the date for the second reading and review of the application for _____.
<input checked="" type="checkbox"/> Waive the second reading of the application for the Final Subdivision Plat for RK's Subdivision.
<input checked="" type="checkbox"/> Waive the third reading of the application for the Final Subdivision Plat for RK's Subdivision.
<input checked="" type="checkbox"/> Approve the final reading and approve the application for the Final Subdivision Plat for RK's Subdivision.
<input type="checkbox"/> Disapprove the application for the Final Subdivision Plat for RK's Subdivision.

Vote taken resulted as follows:

Ayes - Tjaden, Kamm, Schwickerath

Nays - \_\_\_\_\_

Absent - \_\_\_\_\_

PASSED, ADOPTED AND APPROVED this 24<sup>th</sup> day of March, 2020.

ATTEST:

Gloria A Carr  
Gloria A. Carr, Auditor

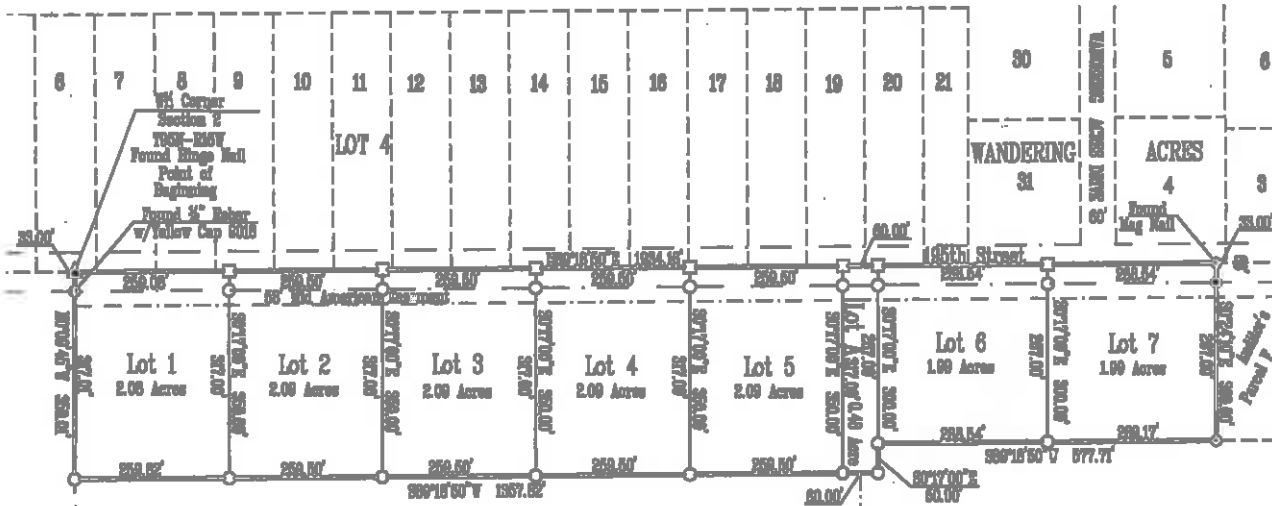
FLOYD COUNTY BOARD OF SUPERVISORS

Roy Schwickerath  
Roy Schwickerath, Chair

Location: Part of the Southwest Quarter of Section 2,  
Township 95 North, Range 16 West, Floyd  
County, Iowa  
Requestor: Raymond Holzer  
Proprietor: Raymond & Karen Holzer  
Surveyor: Daniel Johnson  
Surveyor Company: Johnson Land Surveying  
9520 200th Street  
Davenport, IA 52804  
Return to: Johnsonlandsurveying@yahoo.com  
563-506-9954

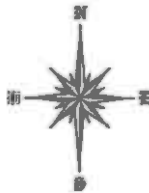
# Final Plat RK's Subdivision to Floyd County, Iowa

Part of the Southwest Quarter of Section 2,  
Township 95 North, Range 16 West of the  
5th Principal Meridian, Floyd County, Iowa.



NW¼-SW¼  
Section 2  
T95N-R16W

NE¼-SW¼  
Section 2  
T95N-R16W



Description: Part of the Southwest Quarter of Section 2, Township 95 North, Range 16 West of the 5th Principal Meridian, Floyd County, Iowa described as follows:

Beginning at the West Quarter Corner of Section 2, Township 95 North, Range 16 West of the 5th Principal Meridian; thence N89°18'50"E along the north line of the Southwest Quarter of said Section 2, 1934.16 feet to the Northwest Corner of Auditor's Parcel F; thence S0°24'10"E along the west line of said Auditor's Parcel F, 300.00 feet to the Southwest Corner of said Auditor's Parcel F; thence S89°18'50"W, 677.71 feet; thence S0°17'00"E, 50.00 feet; thence S89°18'50"W, 1357.82 feet to the west line of said Southwest Quarter; thence N0°09'45"W along said west line, 350.01 feet to the point of beginning.

Said parcel contains 14.88 acres, subject to easements and restrictions of record.



Scale 1"=200'  
Date of Survey: 12-8-2019

**LEGEND**

- ▲ PLS Monument as noted
- Set 1/2" Rebar w/Red Cap 11954
- Set Mag Nail
- ⊙ Found 1/2" Rebar w/Red Cap 11954 unless otherwise noted
- ( ) Record Dimension

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 Land Surveyor under the laws of the State of Iowa.

Date: 1-21-20

*Daniel J. Johnson*  
Daniel J. Johnson, L.S. 11984  
My license renewed last to December 31, 2020

Pages or sheets covered by this work  
(Give subdivision unless specified here)

1 of 1

Proof of Publication

STATE OF IOWA  
Floyd County,

I, Christopher Hall, Owner/Publisher, of the CHARLES CITY PRESS, in said county, do hereby state that I certify under penalty of perjury and pursuant to the laws of the State of Iowa that a notice, which is a true copy, has been printed and published each week for 1 consecutive weeks in the regular daily issues of said paper commencing with the issue of Friday on the 6 day of March A.D., 2020 and ending with the issue of, March 6, 2020.

Christopher J. Hall  
Owner/Publisher

Acknowledgement and charges for above services

\$ 11.93

Subscribed and sworn to before me this 6 day of March A.D., 2020

[Signature]

Notary Public in and for the State of Iowa



**COPY**

**Legal Notice**

**NOTICE OF PUBLIC HEARINGS**

An application for a subdivision final plat has been received by the Floyd County Zoning Commission.

**TO WHOM IT MAY CONCERN**

You are hereby notified Raymond Holzer has filed a request for approval of final plat for RK's Subdivision which is a 7 (seven) lot subdivision, located at 2648 195th St, Charles City, of section 2, township 95, Range 16, St. Charles township, Floyd Co, Iowa.

You are further notified the Floyd County Zoning Commission will hold Public Hearing on this request in the office of the Floyd County Planning & Zoning Department on the 1st floor of the Floyd County Courthouse at 9:00 a.m. on March 17, 2020, at which time you may appear to file written or oral objection or support of said applications.

(Note: Board of Supervisors will hold a public hearing on March 24, 2020 at 9:30 A.M. to consider same.)

Floyd County Zoning Commission  
By: Leslie Weber, Zoning Administrator  
No. 19868  
03/06/20



Remit payment to Accounts Payable  
801 Riverside Drive  
Charles City, IA 50616  
For questions please call (641) 228-3211

Account # 2066  
Charge \$ 11.93  
Date 3-6-20

**Minutes of Zoning Commission Meeting held March 17, 2020**

Unapproved minutes

**I. Call to Order.**

Meeting was called to order at 9:00 a.m. in Zoning office. The Chair advised all to silent their phones. Commission members present were Susan Nelson, Vickie Zobel, Guy Carpenter, and Ben Rottinghaus. Four (4) out of five (5) members were present. Also present was Lezlie Weber, Zoning administrator. Attached to these minutes and made a part hereof is a list of additional attendees.

**II. Approval of Agenda.**

The chair made an amendment to the agenda, by adding another item under Other Business; Discussion of remote meetings. A motion to approve the agenda as amended was made by Vickie Zobel and seconded by Guy Carpenter. The motion was unanimously approved.

**III. Approval of Minutes.**

The chair asked if there was a motion for the minutes. A motion to approve the minutes from the January 7, 2020 was made by Ben Rottinghaus and was seconded by Guy Carpenter. The motion was unanimously approved.

**IV. Public Comment Period.**

None.

**V. Old Business.**

None.

**VI. Open public hearing regarding application for subdivision.**

- A. Request by Raymond Holzer who has filed a request for approval of final plat for a 7 (seven) lot subdivision, located at 2648 195<sup>th</sup> St, Charles City, of Section 2, township 95, range 16, St. Charles township, Floyd Co. Iowa.
- B. Applicant was present and restated his intentions. There are no changes from the preliminary to final plat.
- C. Staff report by Lezlie re-iterated that there were no changes, this is just a major subdivision by the amount of splits being made, but not a "true" major subdivision as defined in the County Ordinance.
- D. Chair asked if there was further discussion by the commission. hearing none, she moved on.

**VII. Closed public hearing at 9:05 regarding application for subdivision.**

**VIII. Review/Action regarding public hearing on approval of Final Plat**

- A. Chair asked for a motion: to approve or deny the application. Guy Carpenter made motion to approve the Final plat for Holzer's subdivision. Motion Seconded by Ben Rottinghaus. Roll call vote was taken and it passed unanimously.
- B. Lezlie told Holzer that this would go in front of the Board of Supervisors on March 24, 2020.

**VIII. Other Business.**

- A. Lezlie discussed the options for Floodplain amendments. Jason Conn from DNR Floodplain division gave a sample of the Floodplain Management Ordinance that they

just revised at the State level, and he also went through our current Floodplain ordinance that Floyd County has. The commission reviewed both of these documents that Lezlie had sent with the meeting packet. Some discussion on the sample ordinance and the current ordinance were made by the commission. With no further discussion, the Chair asked for a motion. Lezlie will convert the "sample" to Floyd County and make sure all corrections are made. Motion to adopt the "sample floodplain management ordinance" sent by Jason Conn was made by Vickie Zobel, and seconded by Guy Carpenter. All Ayes.

- B. Discussion of remote meetings for future. Chair wanted to be sure the commission was ok with the possibility of remote meetings due to the current pandemic situation. Lezlie explained that she would set up meeting via internet, and send out all the information prior to the day of the meeting. All members would just follow link in email and if we all had cameras, we could even see each other during these remote meetings. A little discussion was made to clarify remote meetings. Commission was in agreement that remote meetings would be fine as long as we tested the "connection" day or so prior to the actual meeting and that full details on how to join were sent to public. Chair would also like for Lezlie to confirm with Board of Supervisors that this is ok.

**IX. Commission comments. none**

**X. Staff Comments. None.**

**XI. Adjournment.**

Chair asked if there was any further business.

Chair asked for motion for adjournment. Guy Carpenter, seconded by Vickie Zobel.

Zoning Administrator

Lezlie Weber



RESOLUTION NO. 22-20

**RESOLUTION APPROVING THE PRELIMINARY PLAT OF RK'S SUBDIVISION  
ADDITION, FLOYD COUNTY, IOWA, WAIVING FURTHER SUBDIVISION  
REQUIREMENTS, AND DIRECTING CERTIFICATION**

WHEREAS, the Preliminary Plat of RK's Subdivision Addition, has been submitted to the City Council of Charles City, Iowa, by Raymond and Karen Holzer this 3rd day of February, 2020, for its approval; and

WHEREAS, RK Subdivision Addition is located outside of the corporate limits of the City of Charles City, Iowa, but is located within two (2) miles of said corporate limits, and accordingly is governed by the Subdivision Ordinance of the City of Charles City Code of Ordinances ("the Subdivision Ordinance") and Iowa Code Section 354.9; and

WHEREAS, on December 2, 2019, the Charles City Planning and Zoning Commission reviewed the Preliminary Plat of RK's Subdivision Addition and has recommended to City Council that the preliminary plat be approved, and has also recommended to Council that it waive further requirements of the Subdivision Ordinance; and

WHEREAS, Section 1, subsection B, and Section IV, subsection G of the Subdivision Ordinance, and Iowa Code Section 354.9 authorize the City Council of Charles City, Iowa, to waive the requirements and conditions imposed by the Subdivision Ordinance to the end that the City Council is satisfied that equally suitable regulations have been placed on the subdivision by the Floyd County Board of Supervisors and following a recommendation from the Planning and Zoning Commission to do so; and

WHEREAS, the City Council of Charles City, Iowa, is satisfied that equally suitable subdivision regulations have been placed on the RK's Subdivision Addition by the Board of Supervisors of Floyd County, Iowa.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Charles City, Iowa:

1. That the City Council accepts and approves the Preliminary Plat of RK's Subdivision Addition, filed with the Administrative Official by Raymond Holzer and Karen Holzer.
2. That further requirements and conditions imposed by the Charles City Subdivision Ordinance and Iowa Code relating to final plats are hereby waived.
3. That the Mayor and City Clerk are hereby directed to certify this resolution for attachment to the final plat as evidence of approval of said plat by the City Council and submit the same to the County Recorder for Floyd County with such documentation as required by law to accompany a final plat for recording.

Councilmember Freeseaman moved for the adoption of the foregoing resolution; Councilmember Joerger seconded the motion to adopt and on the roll call, the voting was as follows:

Ayes: Starr, Joerger, Freeseaman, Pittman, Knighten

Nays: none

Passed and approved by the City Council of the City of Floyd, Iowa, this 3<sup>rd</sup> day of February, 2020.

  
\_\_\_\_\_  
Dean Andrews, Mayor

Attest:

  
\_\_\_\_\_  
Trudy O'Donnell, City Clerk