
AGENDA ITEM SUMMARY

Subject: Consider Resolution No. 38-21 approving the minor plat for Red Cedar Subdivision

Recommendation: Approve Resolution No. 38-21

Tom and Lorraine Winterink have submitted a four (4) lot subdivision to Floyd County for review and approval. The proposed platted area is on the northeasterly side of Gilbert Street in Floyd County and is the location of the Red Cedar Lodge. Since the subdivision is within the 2-mile extra-territorial review limits of the City, the Planning and Zoning will review this in accordance with the City's subdivision ordinance and make a recommendation to the City Council.

The subdivision is considered a minor plat since there are no public improvements required. Preliminary subdivision plats are not required for minor plat submittals. I am including copies of the final plat, plat dedication, and the restrictive covenants.

The Commission is recommending the City Council approve this subdivision with a qualification that a driveway access issue is addressed and resolved as part of Floyd County's approval. Per our subdivision ordinance, these recommendations have been forwarded to Jeff Sherman at Floyd County.

We recommend approval of Resolution No. 38-21 approving the minor plat and waiving further City requirements for plat approval.

RESOLUTION NO. 38-21

**RESOLUTION APPROVING THE PRELIMINARY PLAT OF RED CEDAR
SUBDIVISION, FLOYD COUNTY, IOWA, WAIVING FURTHER SUBDIVISION
REQUIREMENTS, AND DIRECTING CERTIFICATION**

WHEREAS, the Preliminary Plat of Red Cedar Subdivision, has been submitted to the City Council of Charles City, Iowa, by Tom and Lorraine Winterink this 15th day of March, 2021, for its approval; and

WHEREAS, Red Cedar Subdivision 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 February 25, 2021, the Charles City Planning and Zoning Commission reviewed the Preliminary Plat of Red Cedar Subdivision 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 Red Cedar Subdivision 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 Red Cedar Subdivision, filed with the Administrative Official by Tom and Lorraine Winterink.
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 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:

Nays:

Passed and approved by the City Council of the City of Floyd, Iowa, this 15th day of March, 2021.

PLAT OF SURVEY

INDEX LEGEND

Location:	NE 1/4 SW 1/4, 35-96-16, Floyd County, IA
Survey Requested By:	Tom Winterink
Proprietor:	Winterink, Thomas C. & Lorraine A.
Date of Field Work:	2/18/2020, 4/7/2020, 7/29/2020, 9/19/2020
Surveyor, Company & Return To Address:	Thomas L. Hoodjer, 319-231-3257 Hoodjer Land Surveying 29734 202nd Street, Clarksville, IA 50619
Project No.	19-151
Note:	Subdivision name approved By Auditor's Office

RED CEDAR SUBDIVISION FINAL PLAT

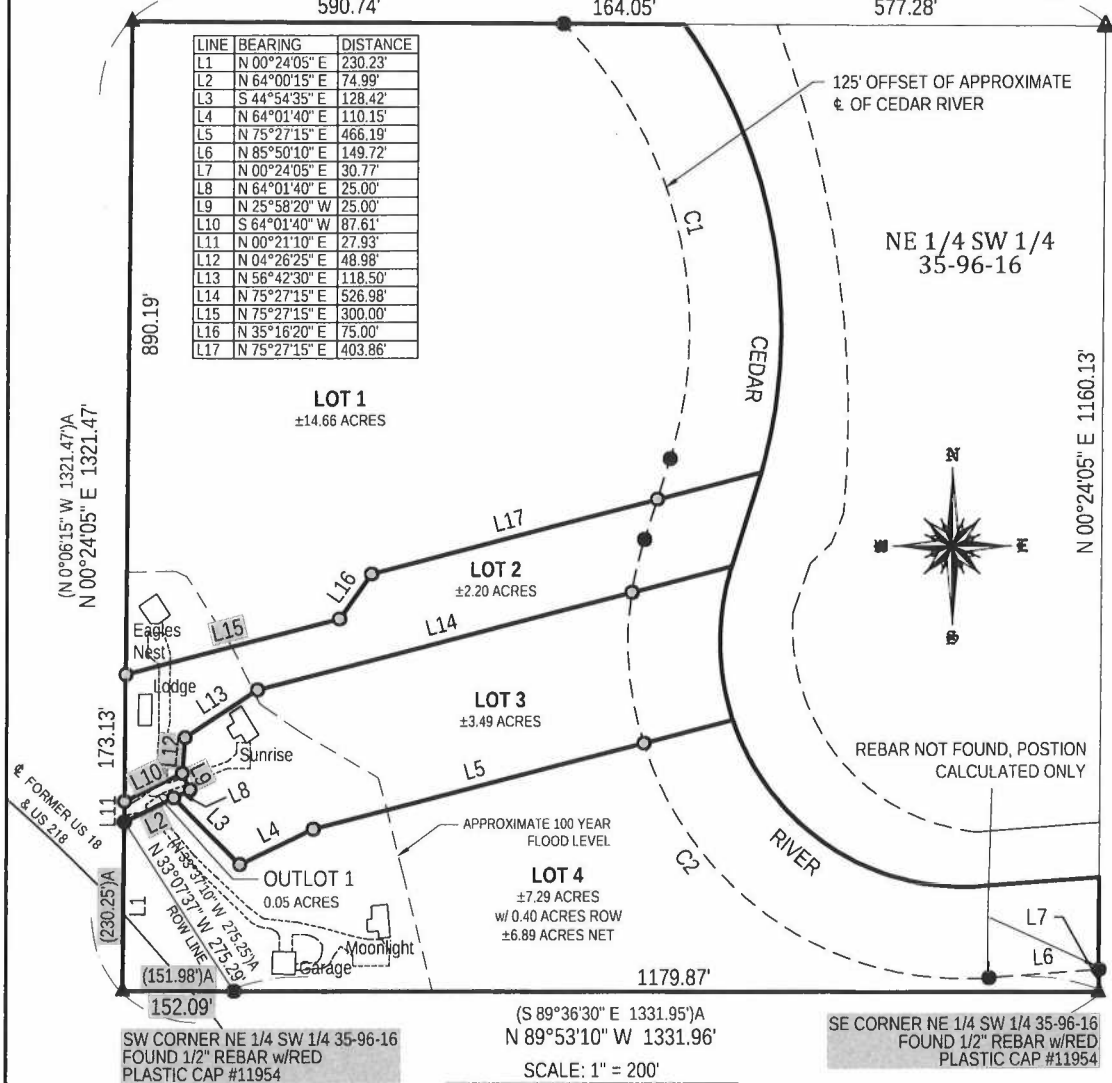
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	588.71'	641.34'	610.43'	S 13°43'30" E	62°04'25"
C2	460.62'	897.98'	762.04'	S 38°20'35" E	111°50'55"

NW CORNER NE 1/4 SW 1/4 35-96-16
SET NO. 4 REBAR w/BLUE
PLASTIC CAP #20510

S 89°39'50" E 1332.07'

CENTER 35-96-16
POSITION CALCULATED ONLY
577.28'

LINE	BEARING	DISTANCE
L1	N 00°24'05" E	230.23'
L2	N 64°00'15" E	74.99'
L3	S 44°54'35" E	128.42'
L4	N 64°01'40" E	110.15'
L5	N 75°27'15" E	466.19'
L6	N 85°50'10" E	149.72'
L7	N 00°24'05" E	30.77'
L8	N 64°01'40" E	25.00'
L9	N 25°58'20" W	25.00'
L10	S 64°01'40" W	87.61'
L11	N 00°21'10" E	27.93'
L12	N 04°26'25" E	48.98'
L13	N 56°42'30" E	118.50'
L14	N 75°27'15" E	526.98'
L15	N 75°27'15" E	300.00'
L16	N 35°16'20" E	75.00'
L17	N 75°27'15" E	403.86'



SW CORNER NE 1/4 SW 1/4 35-96-16
FOUND 1/2" REBAR w/RED
PLASTIC CAP #11954

(S 89°36'30" E 1331.95')A
N 89°53'10" W 1331.96'

SE CORNER NE 1/4 SW 1/4 35-96-16
FOUND 1/2" REBAR w/RED
PLASTIC CAP #11954

SCALE: 1" = 200'



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.

THOMAS L. HOODJER DATE
License Number 20510
My license renewal date is December 31, 2020.
All Pages or sheets are covered by this seal except:

SURVEY LEGEND

- SET NO. 4 REBAR x 24" LONG w/BLUE PLASTIC CAP #20510
- FOUND 1/2" REBAR w/RED PLASTIC CAP #11954
- △ SECTION CORNER AS NOTED
- (000)A PER PLAT OF SURVEY BK 2009 PG 0982



PLAT OF "RED CEDAR SUBDIVISION"
OWNER AND DEVELOPER TOM & LORRAINE WINTERINK
OCTOBER 2020

DESCRIPTION:

LOT 3 OF THE IRREGULAR SURVEY OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 96 NORTH, RANGE 16 WEST OF THE 5TH P.M. FLOYD COUNTY, IOWA, AND ALL THAT PARTS OF LOTS 1, 2, AND 4, SUBDIVISION OF LOT 2 OF THE IRREGULAR SURVEY OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 96 NORTH, RANGE 16 WEST OF THE 5TH P.M. LYING WEST AND SOUTHWESTERLY OF THE CEDAR RIVER.

SAID PARCEL CONTAINS ±27.69 ACRES INCLUDING 0.40 ACRES OF ROAD RIGHT OF WAY.

NOTES:

ALL FOUR LOTS HAVE EXISTING CABINS EACH WITH ITS OWN SEPTIC SYSTEM AND COMMON WATER WELL, ELECTRIC AND GAS SERVICE.

OUTLOT 1 SHALL BE FOR ACCESS AND TO BE DEEDED IN EQUAL PARTS TO OWNERS OF LOTS 1-4 IN RED CEDAR SUBDIVISION.

ACCESS TO THE LOTS IS ON AN EXISTING DRIVEWAY ONTO FORMER HIGHWAY #18 & #218 IN THE SOUTHWEST CORNER OF THE SUBDIVISION. LOT #1 SHALL HAVE AN EASEMENT OVER THE EXISTING DRIVE OVER LOT #2.

EXISTING ZONING OF PARCEL IS C-1 COMMERCIAL.
IF LOTS ARE SOLD FOR SINGLE FAMILY RESIDENCE EACH LOT MAY NEED TO BE REZONED.

THE EASTERLY PORTION OF EACH LOT IS IN THE FLOOD PLAIN. ALL EXISTING BUILDINGS ARE OUT OF THE FLOOD ZONE. ANY NEW BUILDING CONSTRUCTION WILL REQUIRE THE NECESSARY PERMITS FROM FLOYD COUNTY.

ALL LOT PINS SHALL BE SET WITHIN 60 DAYS FOLLOWING THE APPROVAL OF FINAL PLAT OF RED CEDAR SUBDIVISION.

SEE DOCUMENT #2009-0982 FOR RETRACEMENT SURVEY OF LOT 3 OF THE IRREGULAR SURVEY OF THE NE 1/4 OF THE SOUTHWEST 1/4 AND ALL OF LOTS 1, 2, AND 4 OF A SUBDIVISION OF LOT 2 OF THE IRREGULAR SURVEY OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL LOCATED IN SECTION 35, T96N, R16W, OF THE 5TH P.M., FLOYD COUNTY, IOWA.



Red Cedar Subdivision
Gilbert Street Access
Planning and Zoning Commission
February 25, 2021 Meeting

