

## **NOTICE OF PUBLIC MEETING**

**Governmental Body: Van Meter Planning and Zoning Commission**

**Date of Meeting: Monday June 6, 2022**

**Time/Location of Meeting: 5:30 PM – City Hall, 310 Mill Street**

### **Agenda:**

1. Call to Order/Roll Call
2. Approval of Agenda
3. Approval of Minutes – 3-7-2022
4. Discussion and Action – Trindle Ridge Plat 1 Final Plat
5. Adjournment

Posted this 3<sup>rd</sup> day of June 2022.

## **Meeting Minutes**

**Governmental Body: Van Meter Planning and Zoning Commission**

**Date of Meeting: Monday, March 7, 2022**

**Time/Location of Meeting: 5:30 PM – 310 Mill Street**

### **Agenda:**

1. Call to Order/Roll Call  
Akers called the meeting to order at 5:30 PM  
Roll was called: Akers, , Feldman, Harrison, DeVore, and Hulse were present. Absent was Bruins and Wahlert.  
Staff present included City Administrator Sarah Ames, City Engineer Bob Veenstra, and Interim City Administrator Jeff Kooistra.
2. Approval of Agenda  
Feldman moved, supported by Harrison, to approve the agenda as published. Motion carried unanimously.
3. Approval of Minutes – 11-1-2021 Meeting Minutes  
Feldman moved, supported by DeVore, to approve the minutes. Motion carried unanimously.
4. Discussion and Action on the Preliminary Plat and Site Plan for Inspired Kids Academy  
Hulse moved, supported by Harrison, to recommend approval of the Preliminary Plat and Site Plan for Inspired Kids Academy as presented, including support for the exterior siding which meets the CO zoning requirements and recommending the developer get a General Permit 2 (GP2). Motion carried unanimously.
5. Adjournment  
Motion by Feldman, supported by DeVore, to adjourn the meeting. Motion carried unanimously.  
The meeting was adjourned at 6:23 pm.

## Meeting Minutes

Project: Trindle Ridge Plat 1

Project No: 19382

Location: Jobsite

Date: 3/16/22

Time: 7:30 A.M.

Present: Jerry Rinehart, V&K; Jon Seicks, Developer; Jared Bouska and Casey Christianson, J&K Contracting; Tyler Houg, Elder Corp.

Purpose: Discuss Sump service lines to Lots 28 and 29.

1. Yesterday afternoon the writer called Jared to inquire what the issue was and which storm sewer line he was referring too. Jared indicated that Brad Cooper, Cooper Crawford and Associates, LLC. directed J&K Contracting to raise the storm sewer pipe run between Intake #14 and Intake #12 so it would cross above the existing 12" water main vs. conflict with the water main. In doing this the sump services for Lots 28 and 29 would be very shallow and in the subgrade preparation. The sump service for Lot 30 should be okay since the storm sewer inlet flow line elevation for Intake #14 was not changed. Therefore, Jared requested a meeting onsite to discuss not installing sump drain lines to Lots 28 and 29 and just let the water surface flow on to the street from the yard.
2. The writer questioned why City Staff and Veenstra & Kimm, Inc were not notified of this plan change as discussed in the preconstruction meeting and documented in the preconstruction meeting notes. Jared stated he overlooked notifying City Staff and Veenstra & Kimm, Inc.
3. The writer informed Jared that typically when an adjacent storm sewer across the street cannot service homes on the opposite side of the street a footing drain collector line is installed adjacent to the street on the opposite side of the street as the storm sewer line. Jared commented he had not considered this.
4. Jon Sieck informed the writer of the situation when the writer arrived onsite and asked to waive the requirement for sump pump service lines to Lots 28 and 29. The writer explained to Jon what was explained to Jared in item number 3 above. The writer also explained the requirements for the footing drain, cleanout, tracer wire, etc. and provide Jared with a copy of SUDAS Division 4040 for the footing drain line and the cleanout. The writer informed Jared that a tracer wire would need to be installed with the footing drain line and the tracer wire station installed flush in the concrete pad surrounding the cleanout casting. Jared asked if the tracer wire would need to be extended up to the surface along Intake #13? The writer responded that the ground rod for the tracer wire would be next to Intake #13 so only one tracer wire station at the cleanout location would be necessary.
5. The footing drain line would tie into Intake #13 (plan sheet 9) and extend southerly just under the south gutter line to just past the current location shown on the plans for the sump service serving Lot 29 then deflect out into the

parking area to install the cleanout. The writer proposed this location due to the location of the new water main which ties into the existing 12" water main in front of Lot 29 and extends northerly approximately 4' south of the south gutter line. The writer pointed out that this alignment will need to be reviewed by Cooper Crawford and the plan modified to show how Cooper Crawford proposes to provide sump service to Lots 28 and 29.

6. Jon requested J&K and Elder pothole the existing 12" water main crossing in the center of the street and also where the footing drain line will cross the water main to make sure there is no conflict, and the footing drain line will drain.
7. The writer informed Jon that Cooper Crawford & Associates, LLC will be preparing as-constructed plans for the project once all work is completed and will need to show the storm sewer and footing drain revisions on the as-constructed plans as well as the field verified 12" water main shots.
8. Casey inquired if the fire hydrant at the entrance to the development was installed correctly since the break off flange is nearly 3' above the existing grade. Jon stated that the hydrant was set based on the survey hub. The writer looked at the grading plans and stated that no fill was proposed around the hydrant location and typically the breakaway flange on the hydrant is located 2" to 5" above finished grade. If that is not the case the hydrant will need to re-adjusted.
9. Jon and the writer briefly discussed the proposed driveway locations for the three adjacent residences and the need for Jon to meet with them to discuss and agree on their proposed driveway access location off the new street. Jon said he would like to sketch up some proposed driveway locations to email to the three residences and would schedule a meeting with them to discuss the proposed driveway locations. Jon stated he would like the writer to be present for that meeting as a neutral party to answer questions as needed.

END

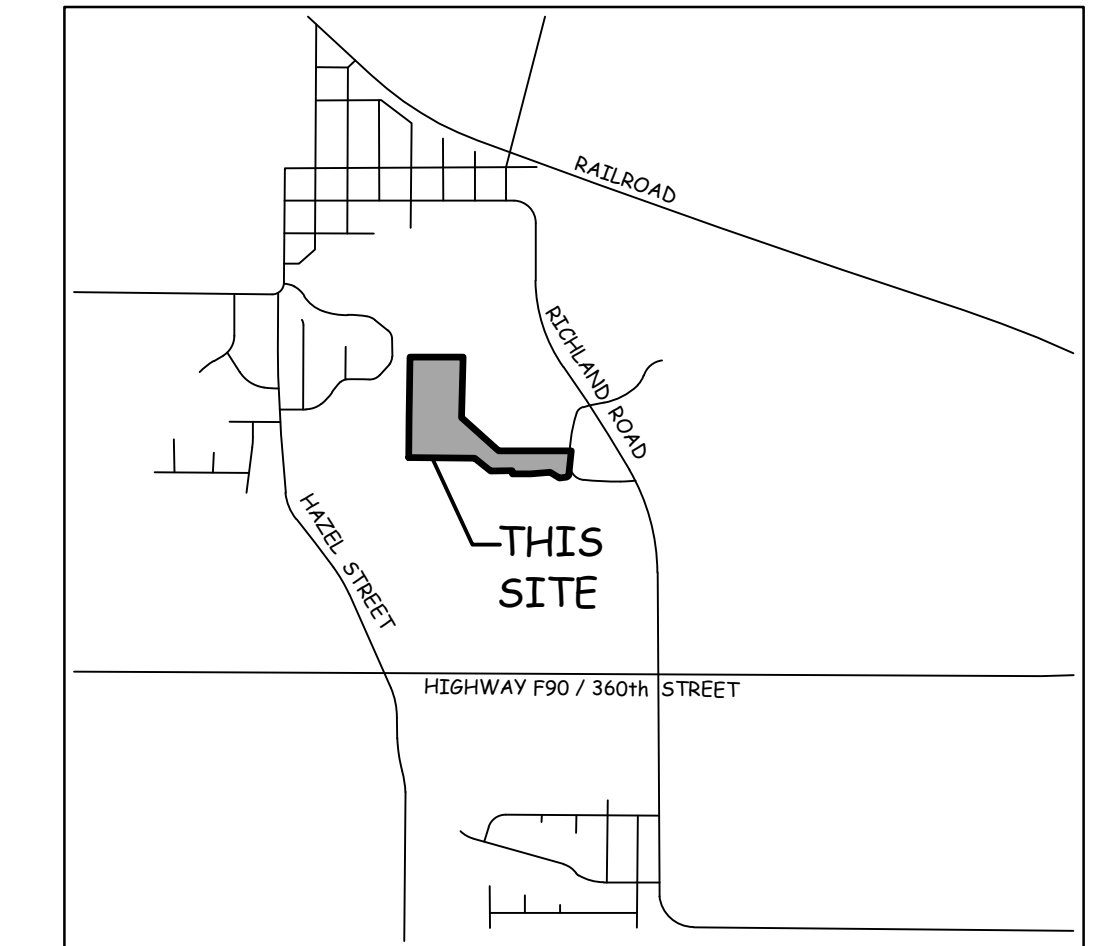
**INDEX LEGEND**

LOCATION : NW 1/4 SEC. 27-78-27  
 REQUESTOR: TRINDEL RIDGE, LLC  
 PROPRIETOR: JON & JULIE SIECK  
 SURVEYOR: KEVEN J. CRAWFORD  
 COMPANY: COOPER CRAWFORD & ASSOCIATES, LLC  
 475 S. 50th STREET, SUITE 800  
 WEST DES MOINES, IOWA 50265  
 RETURN TO: COOPER CRAWFORD & ASSOCIATES, LLC

**NOTES**

1. PUBLIC UTILITY EASEMENTS ARE SUBORDINATE TO THE CITY'S USE OF ITS DESIGNATED EASEMENT IN AREAS WHERE THEY OVERLAP.
2. LOTS 'A' & 'B' TO BE DEEDED TO THE CITY OF VAN METER FOR STREET PURPOSES.
3. ALL EASEMENTS ARE PUBLIC UNLESS OTHERWISE NOTED.
4. ALL LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.
5. THIS PLAT BOUNDARY HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
6. EACH LOT IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5,000.
7. BEARINGS BASED ON AN ASSUMED BEARING.

**FINAL PLAT  
 TRINDLE RIDGE  
 PLAT 1**



VICINITY SKETCH

NORTH  
 SCALE: 1"=2,000'

**APPLICANT**  
 TRINDEL RIDGE, LLC  
 101 MAIN STREET  
 PO BOX 82  
 BOONEVILLE, IOWA 50038

**OWNERS**  
 JON & JULIE SIECK  
 3569 RICHLAND CIRCLE  
 VAN METER, IOWA 50261

**ZONING**  
 EXISTING: R-1 SINGLE FAMILY RESIDENCE DISTRICT

**SETBACKS**  
 FRONT - 35' (45' - LOTS 29 & 30)  
 REAR - 35'  
 SIDE - 8'

**LEGAL DESCRIPTION**  
 LOTS 3, 4, 5 AND 6, REPLAT OF TRAXLER SUBDIVISION AMENDED PLAT, AN OFFICIAL PLAT, DALLAS COUNTY, IOWA, CONTAINING 29.729 ACRES MORE OR LESS (INCLUDES 0.140 ACRES COUNTY ROAD RIGHT-OF-WAY).

**LEGEND**

- ▲ PLAT BOUNDARY
- SECTION CORNER
- FOUND CORNER, AS NOTED
- SET CORNER 5/8" I.R. W/ YELLOW CAP #13156
- I.R. IRON ROD
- G.P. GAS PIPE
- D. DEEDED DISTANCE
- M. MEASURED DISTANCE
- R. PREVIOUSLY RECORDED DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- 3333 ADDRESS
- B.S.L. BUILDING SETBACK LINE
- M.O.E. MINIMUM OPENING ELEVATION
- M.P.E. MINIMUM PROTECTION ELEVATION
- N.R. NOT RADIAL

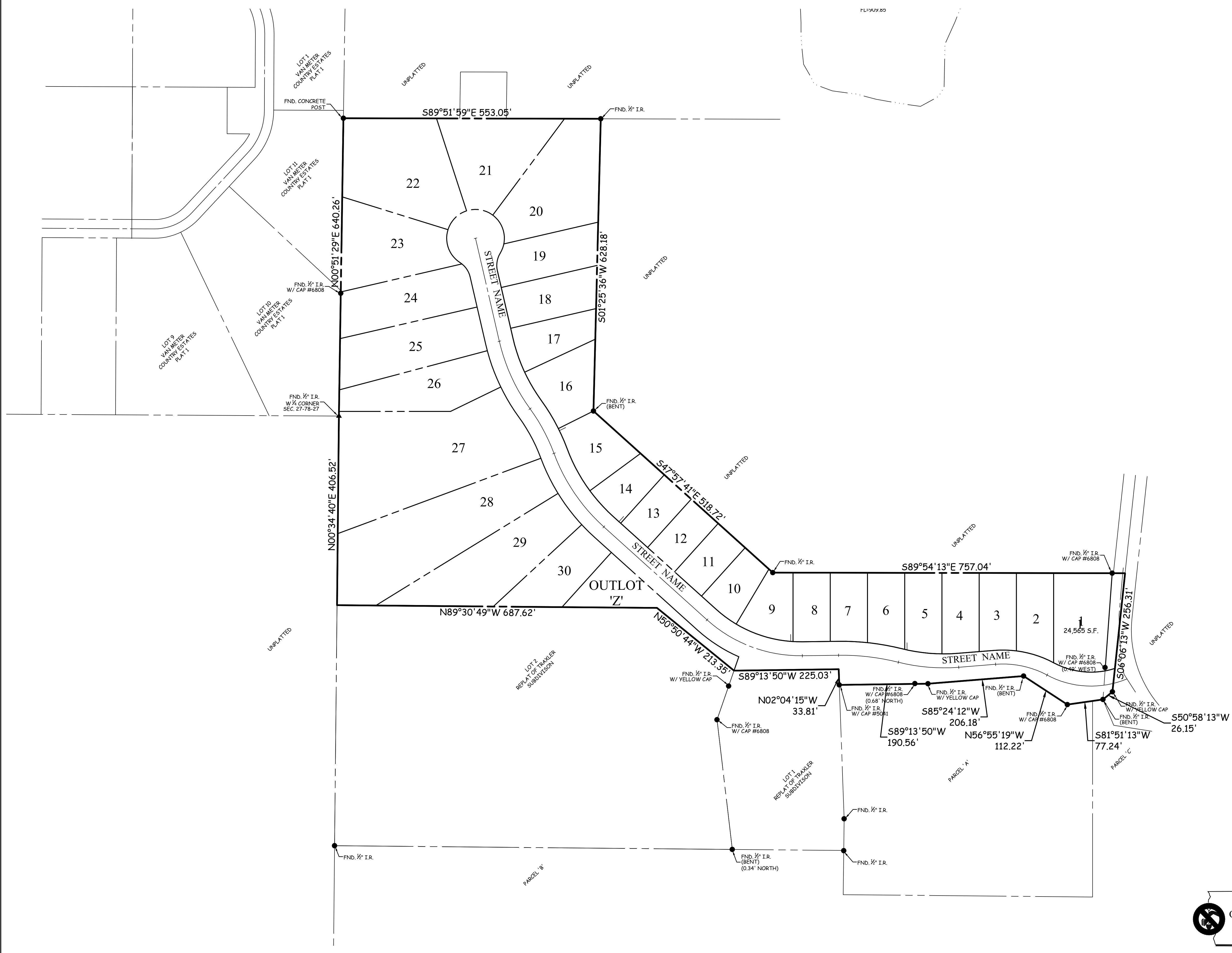
**CERTIFICATION**

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.

KEVEN J. CRAWFORD, PLS. IOWA LICENSE NO. 13156  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 Sheets 1-3

**COOPER CRAWFORD & ASSOCIATES, L.L.C.**  
 CIVIL ENGINEERS  
 475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265  
 PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 4-6-2022  
 REVISIONS:  
 JOB NUMBER  
**CC 2314**  
 SCALE: 1"=100'  
 APPROVED: --- INITIALS: --- AS-BUILT: ---  
**FINAL PLAT TRINDLE RIDGE PLAT 1**  
 SHEET 1 OF 3



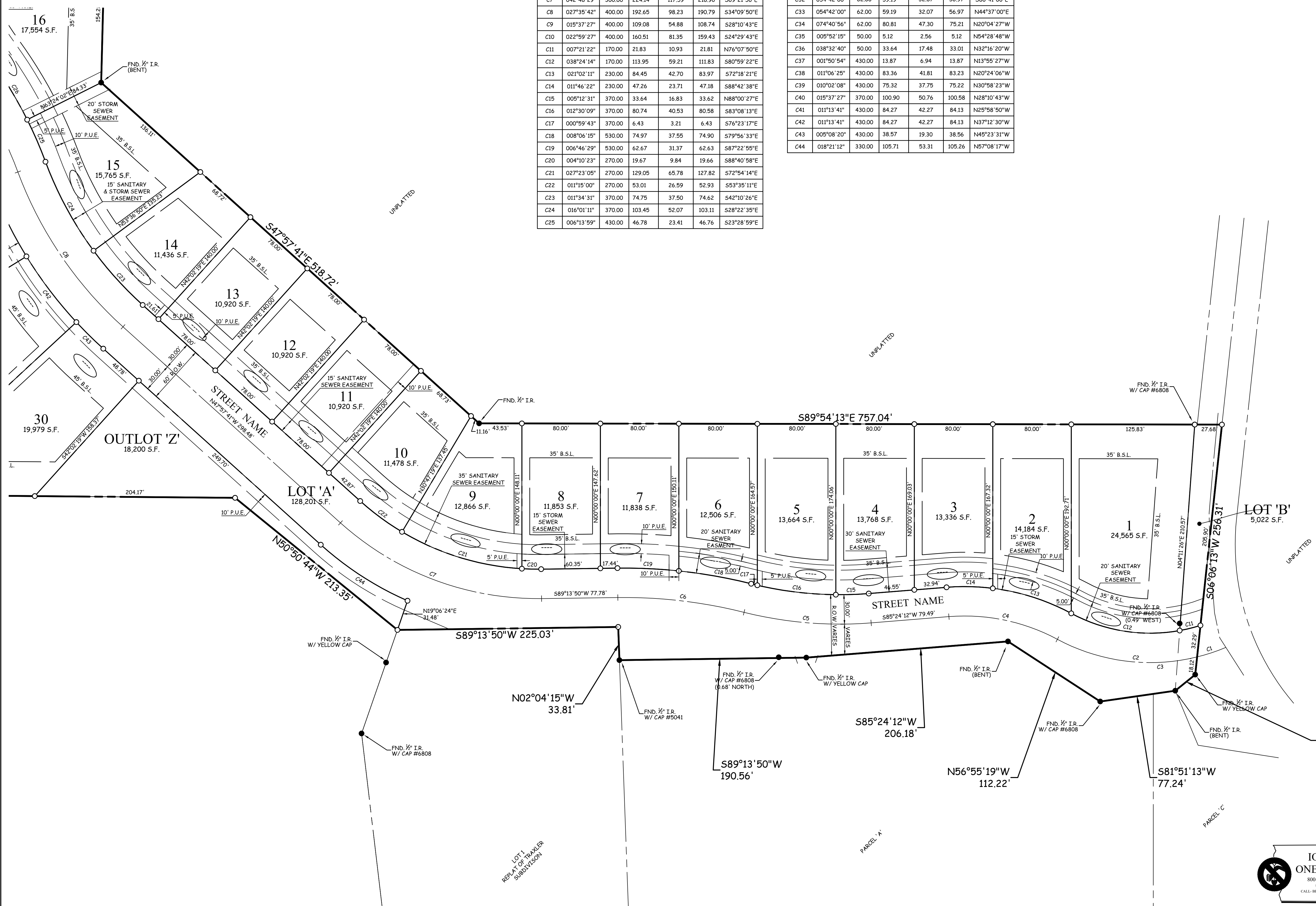
# FINAL PLAT TRINDLE RIDGE PLAT 1

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	008°52'13"	200.00	30.96	15.51	30.93	N71°43'52"E
C2	042°02'46"	200.00	146.77	76.87	143.50	S82°48'38"E
C3	050°54'59"	200.00	177.73	95.22	171.94	S87°14'45"E
C4	032°48'33"	200.00	114.53	58.88	112.97	S78°11'32"E
C5	018°42'23"	400.00	130.60	65.88	130.02	S85°14'37"E
C6	014°52'44"	500.00	129.84	65.29	129.48	S83°19'48"E
C7	042°48'29"	300.00	224.14	117.59	218.96	S69°21'56"E
C8	027°35'42"	400.00	192.65	98.23	190.79	S34°09'50"E
C9	015°37'27"	400.00	109.08	54.88	108.74	S28°10'43"E
C10	022°59'27"	400.00	160.51	81.35	159.43	S24°29'43"E
C11	007°21'22"	170.00	21.83	10.93	21.81	N76°07'50"E
C12	038°24'14"	170.00	113.95	59.21	111.83	S80°59'22"E
C13	021°02'11"	230.00	84.45	42.70	83.97	S72°18'21"E
C14	011°46'22"	230.00	47.26	23.71	47.18	S88°42'38"E
C15	005°12'31"	370.00	33.64	16.83	33.62	N88°00'27"E
C16	012°30'09"	370.00	80.74	40.53	80.58	S83°08'13"E
C17	000°59'43"	370.00	6.43	3.21	6.43	S76°23'17"E
C18	008°06'15"	530.00	74.97	37.55	74.90	S79°56'33"E
C19	006°46'29"	530.00	62.67	31.37	62.63	S87°22'55"E
C20	004°10'23"	270.00	19.67	9.84	19.66	S88°40'58"E
C21	027°23'05"	270.00	129.05	65.78	127.82	S72°54'14"E
C22	011°15'00"	270.00	53.01	26.59	52.93	S53°35'11"E
C23	011°34'31"	370.00	74.75	37.50	74.62	S42°10'26"E
C24	016°01'11"	370.00	103.45	52.07	103.11	S28°22'35"E
C25	006°13'59"	430.00	46.78	23.41	46.76	S23°28'59"E

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CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C26	009°23'28"	430.00	70.48	35.32	70.40	S31°17'42"E
C27	010°59'18"	370.00	70.96	35.59	70.85	S30°29'48"E
C28	012°00'09"	370.00	77.51	38.90	77.37	S19°00'09"E
C29	044°24'55"	50.00	38.76	20.41	37.80	S09°12'28"W
C30	020°02'24"	62.00	21.69	10.95	21.58	S21°23'43"W
C31	064°42'30"	62.00	70.02	39.28	66.36	S20°58'44"E
C32	054°42'00"	62.00	59.19	32.07	56.97	S80°41'00"E
C33	054°42'00"	62.00	59.19	32.07	56.97	N44°37'00"E
C34	074°40'56"	62.00	80.81	47.30	75.21	N20°04'27"W
C35	005°52'15"	50.00	5.12	2.56	5.12	N54°28'48"W
C36	038°32'40"	50.00	33.64	17.48	33.01	N32°16'20"W
C37	001°50'54"	430.00	13.87	6.94	13.87	N13°55'27"W
C38	011°06'25"	430.00	83.36	41.81	83.23	N20°24'06"W
C39	010°02'08"	430.00	75.32	37.75	75.22	N30°58'23"W
C40	015°37'27"	370.00	100.90	50.76	100.58	N28°10'43"W
C41	011°13'41"	430.00	84.27	42.27	84.13	N25°58'50"W
C42	011°13'41"	430.00	84.27	42.27	84.13	N37°12'30"W
C43	005°08'20"	430.00	38.57	19.30	38.56	N45°23'31"W
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REVISIONS:  
JOB NUMBER

SCALE: 1"=50'  
APPROVED: --- INITIALS: --- AS-BUILT: ---  
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FINAL PLAT  
TRINDLE RIDGE PLAT 1  
SHEET 2 OF 3



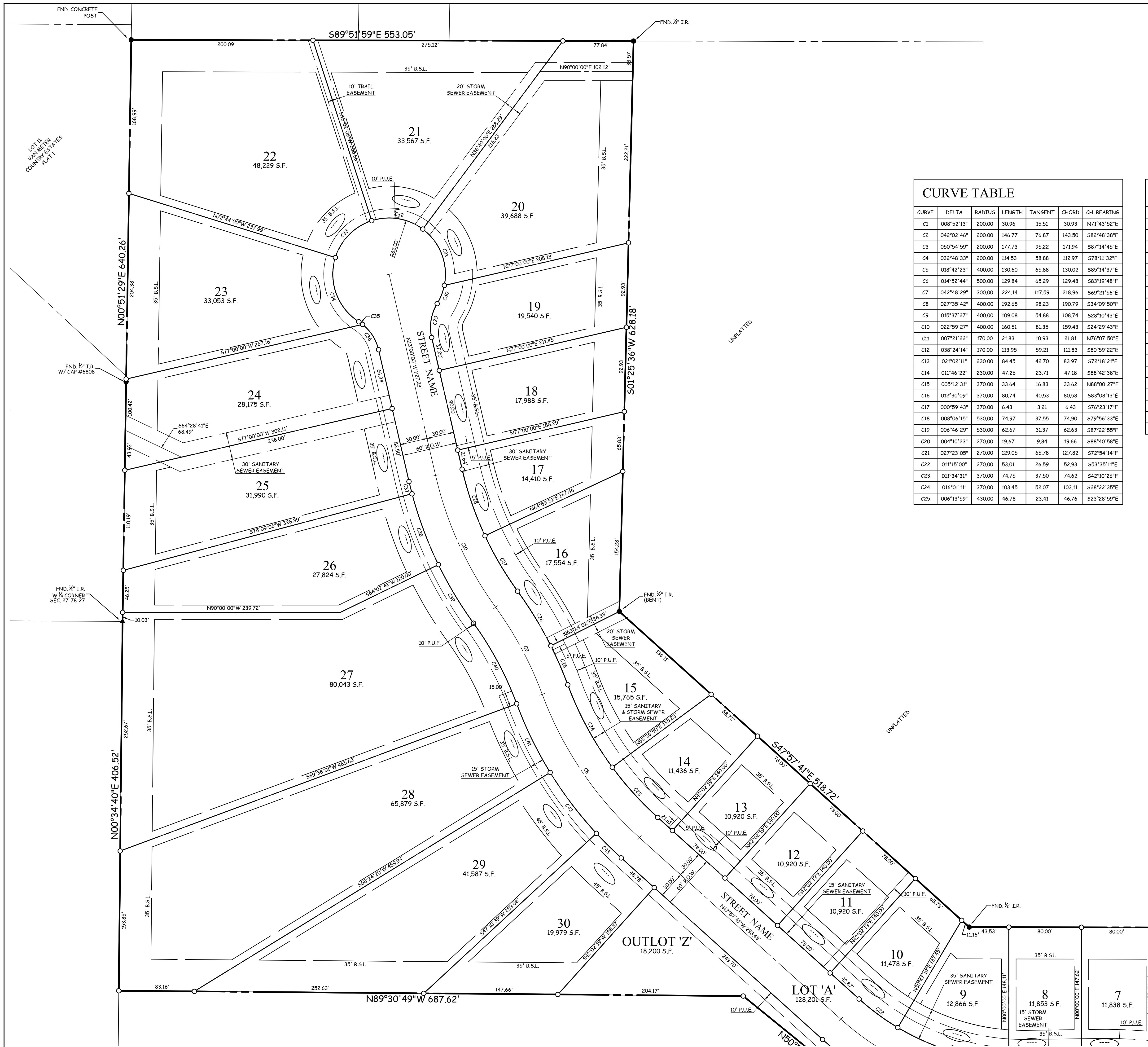
LOT 1  
REPLAT OF TRINDLER  
SUBDIVISION

PARCEL 'A'

PARCEL 'C'



# FINAL PLAT TRINDLE RIDGE PLAT 1



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- LEGEND**
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<p>SCALE: 1"=50'</p>	DATE: 4-6-2022 REVISIONS:	JOB NUMBER <b>CC 2314</b>
	APPROVED: --- INITIALS: --- AS-BUILT: ---	SHEET <b>3 OF 3</b>





**VEENSTRA & KIMM INC.**

3000 Westown Parkway  
West Des Moines, Iowa 50266

515.225.8000 // 800.241.8000  
www.v-k.net

April 7, 2022

Sarah Ames  
City Administrator  
City of Van Meter  
505 Grant Street  
P.O. Box 160  
Van Meter, Iowa 50261-0160

CITY OF VAN METER  
TRINDLE RIDGE PLAT 1  
FINAL PLAT  
REVIEW COMMENTS

The writer has completed a review of the first submittal of the final plat for Trindle Ridge Plat 1. Based on review of the final plat the following comments are offered:

1. The final plat identifies Lot A as the street lot within the plat. The street name should be added to the final plat before its final approval.
2. Lot B includes a portion of the right-of-way of Richland. It is recommended the street name be added.
3. The final plat includes provisions for the lot addresses. Prior to approval of the final plat the City should assign the addresses and the addresses added to the final plat.
4. On Lot 1 there is a dimension of 5.00 feet. It appears this dimension is intended to reference the location of the northerly boundary of the 20 foot sanitary sewer easement with the southerly boundary of the 10 foot PUE that overlaps the sanitary sewer easement. This understanding of the dimension 5.00 feet should be confirmed.
5. In the street right-of-way southerly of Lot 9 there is an unlabeled diagonal line crossing the corner of the street right-of-way. This line should be clarified.
6. The final plat includes a 15 foot wide storm sewer easement on Lot 29, Lot 28 and a small portion of Lot 27. It is understood the storm sewer easement is for the storm service lines for Lot 28 and Lot 29.



7. A review of the sanitary sewer easements would indicate they appear to be correct.
8. A review of the storm sewer easements would indicate they appear to be correct.
9. The location of the trail easement between Lot 20 and Lot 21 appears to be correct.
10. There are public utility easements (PUE) generally located along both sides of Street A. The locations of the public utility easements appear to be appropriate.
11. On a portion of Lot 27, on all of Lot 26, and Lot 25 and a portion of Lot 24 there is a line shown several feet westerly of the 10 foot PUD. This line is unlabeled. The line needs to be labeled or removed.
12. The final plat includes the building setback locations for the front, rear and side yards of all lots.
13. The final plat includes areas where a Public Utility Easement overlaps a City of Van Meter designated easement for storm sewer or sanitary sewer. The final plat will need to include a note indicating that any utility occupying the public utility easement is subordinate to the City's rights in the designated utility easement and any utility in the PUE must relocate at no cost to the City if the occupancy in the PUE is in conflict with the City's use of its designated easement whether initially or at a future date.
14. The final plat does not show any new water main easements. If the existing water main is located entirely within existing easements these easements should be shown on the final plat with the book and page referral. If there is no recorded easement or some part of the water main is located outside of an existing easement a new easement for the water main must be shown in the final plat.

If you have any questions or comments concerning the project, please contact the writer at 515-225-8000, or [bveenstra@v-k.net](mailto:bveenstra@v-k.net).

VEENSTRA & KIMM, INC.



H. R. Veenstra Jr.

HRVJr:rdp

193

Cc: Brad Cooper, Cooper Crawford & Associates

June 6, 2022

Sarah Ames  
City Administrator  
City of Van Meter  
505 Grant Street  
Van Meter, IA 50161

Re: **Trindle Ridge Final Plat**

Dear Sarah,

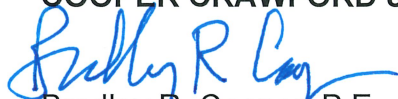
This letter is my response to the review comments by Bob Veenstra, with V&K, in a letter dated April 7, 2022. The comments have been addressed as follows:

1. Street name added
2. Name added
3. Still need street addresses from the City to add to the final plat
4. Dimension has been confirmed and revised
5. Line has been revised
6. Easement is for services
7. So noted
8. So noted
9. So noted
10. So noted
11. Line was removed
12. So noted
13. So noted
14. The water main easements have been added, but we still need to research the existing watermain easement per the title opinion. This will happen prior to City Council approval.

If you have any other questions/comments, please let me know.

Sincerely,

**COOPER CRAWFORD & ASSOCIATES, LLC.**

  
Bradley R. Cooper, P.E.