

City of Carlisle, Iowa
Planning and Zoning Commission
Regular Meeting
October 18, 2021
7:00 P.M.
City Council Chambers – 100 N. 1st Street

Join Zoom Meeting - <https://us02web.zoom.us/j/9951930479> Meeting ID: 995 193 0479

One tap mobile – Call 1-929-205-6099, enter 995-193-0479# when prompted

We encourage all videoconferencing or calling in to let staff know who you are for the record and then mute your microphone or phone until you would like to speak to provide a better overall experience.

Call to order

Determine quorum

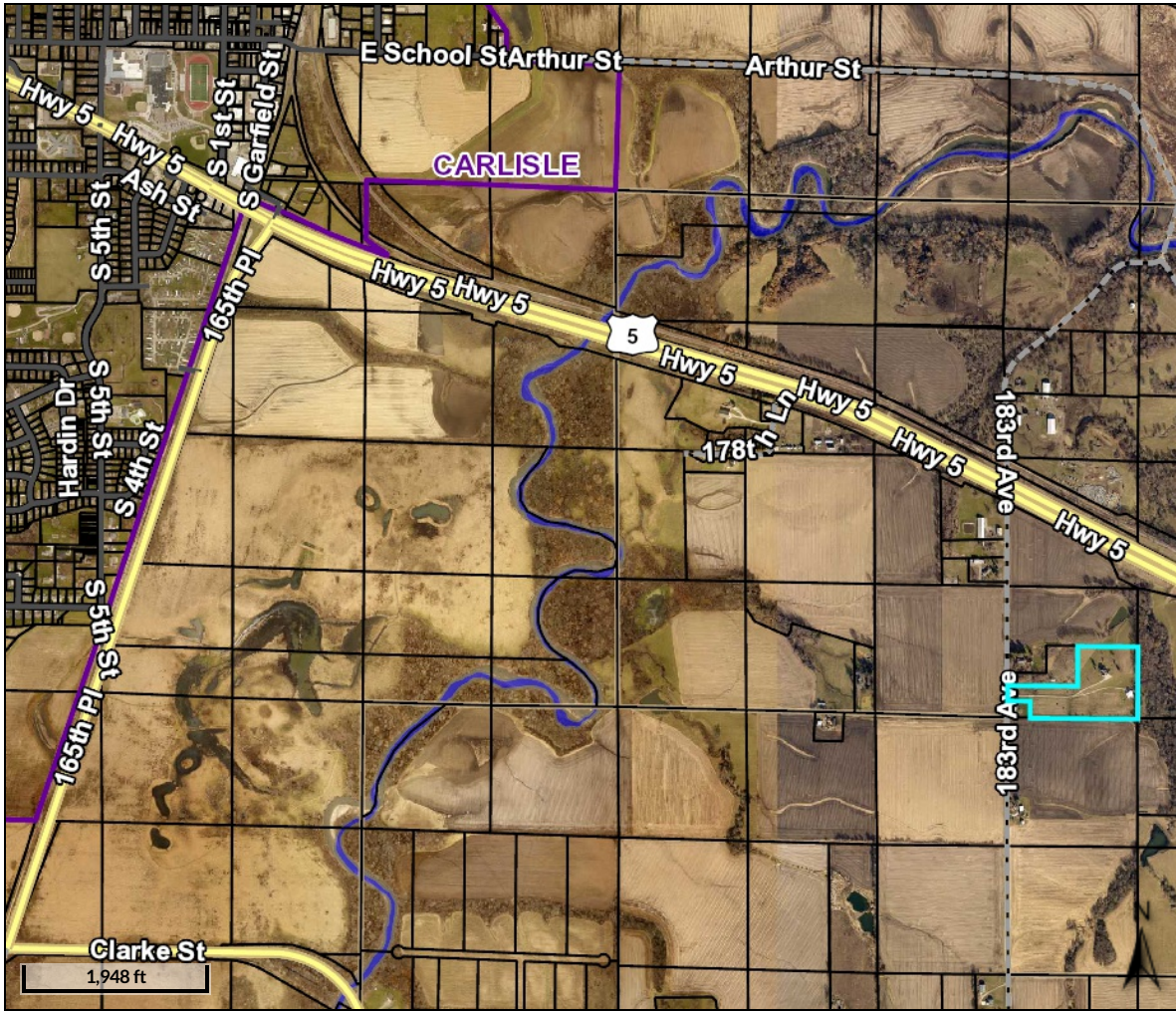
New Business and Action Items

1. Discussion and Possible Action on Plat of Survey for Parcel Located at 2977 183rd Avenue, Carlisle, Iowa 50047
2. Discussion and Possible Action for Plat of Survey for Parcel Z for B Squared Farms, LLC
3. Discussion and Possible Action for Plat of Survey for Parcel AA for B Squared Farms, LLC
4. Discussion and Possible Action on 2022 Carlisle Planning & Zoning Commission Meeting & Submittal Schedule

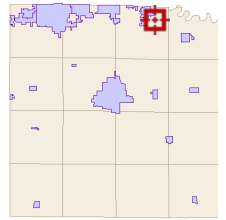
Administrator/Engineer/Commission Reports

Adjournment

**** PLEASE NOTE THAT THIS AGENDA MAY CHANGE UP TO 24 HOURS PRIOR TO THE MEETING ****





















Overview



Legend

Roads

-  <all other values>
 -  Interstate
 -  Highway
 -  Ramp
 -  County Gravel
 -  County Level B
 -  County Level C
 -  City Gravel
 -  City Street
 -  Private Street
 -  Corporate Limits
 -  Parcels
 -  Political Township
- Major Roads**
-  County Hwy
 -  State Hwy
 -  US Hwy
 -  Interstate
 -  Water

Parcel ID	21000120686	Alternate ID	21000120687	Owner Address	DAVIDSON, SAMUEL E/DEE ANN
Sec/Twp/Rng	12-77-23	Class	A		2957 183RD AVE
Property Address	2957 183RD AVE	Acreeage	14.94		CARLISLE, IA 50047
	CARLISLE				
District	21152				
Brief Tax Description	12-77-23 S 22.6A EX NW 6.6A SE SW & EX PCL E				
	(Note: Not to be used on legal documents)				

Disclaimer:

The maps included in this website do not represent a survey and are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contain information required for government purposes. No warranties, expressed or implied, are provided for the data herein, its use or its interpretation. Warren County assumes no responsibility for use or interpretation of the data. Any person that relies on any information obtained from this site does so at his or her own risk. All critical information should be independently verified.

The 2,000 Foot Buffers layer is for law enforcement guidance only, and is based on the best information available at the time it was prepared. This layer should not be considered to be a complete and accurate representation of the locations of every school or child care facility, and will be changed as new information is available. The registered offender is responsible for ensuring that proposed residence is in compliance with the law, and may not rely solely on this layer. The registered offender should seek legal advice from a licensed attorney if needed.

Date created: 9/15/2021
Last Data Uploaded: 9/14/2021 10:01:50 PM

INDEX LEGEND

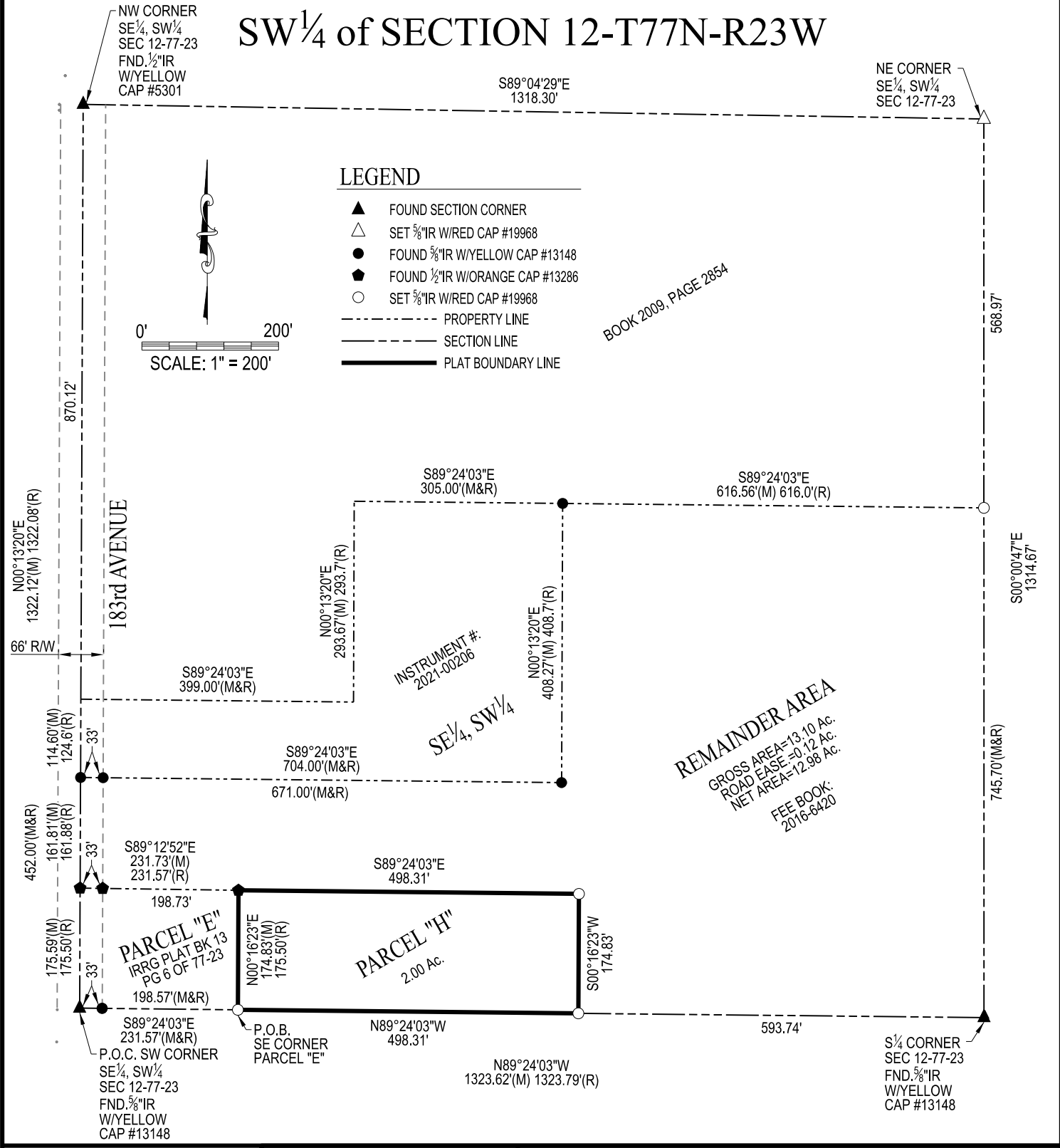
COUNTY: WARREN
 LOCATION: PARCEL "H" OF THE SE¹/₄ OF THE SW¹/₄ IN SECTION 12,
 TOWNSHIP 77 NORTH, RANGE 23 WEST

SURVEY FOR PROPRIETOR:
 SAMUEL E. DAVIDSON and DEE ANN DAVIDSON
 2957 183rd AVENUE, CARLISLE, IA 50047

RETURN TO AND PREPARED BY:
 THOMAS LAND SURVEYING, LLC
 MATT THOMAS, 6230 90th AVENUE,
 INDIANOLA, IOWA 50125
 (515) 494-6663

DATE OF SURVEY: 05/05/2021

PLAT OF SURVEY - PARCEL "H" in the SE¹/₄ of the SW¹/₄ of SECTION 12-T77N-R23W



TLS
 THOMAS
 LAND
 SURVEYING, LLC

6230 90th AVENUE
 INDIANOLA, IA 50125
 TELE.: 515.494.6663



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.

Signature: *Matthew J. Thomas* Date: 09/15/2021

Name: (Printed or typed) Matthew J. Thomas

License Number: 19968

My license renewal date is December 31, 2021

Pages or sheets covered by this seal: 1 - 2

PROJECT NUMBER	21049	COUNTY	DATE DRAWN	YEAR	SHEET NO.
		WARREN	09/15/2021	2021	1 OF 2

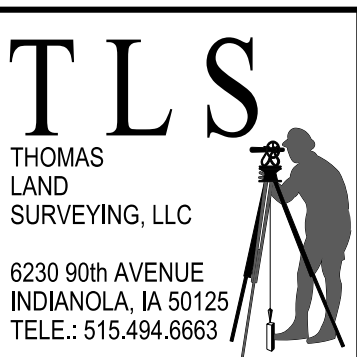
PLAT OF SURVEY - PARCEL "H" in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of SECTION 12-T77N-R23W

LEGAL DESCRIPTION: PARCEL "H"

A parcel of land now included in and forming a part of the Southeast Quarter of the Southwest Quarter of Section 12, Township 77 North, Range 23 West of the 5th P.M., Warren County, Iowa, more particularly described as follows:

Commencing at Southwest Corner of the Southeast Quarter of the Southwest Quarter of Section 12, Township 77 North, Range 23 West of the 5th P.M., Warren County, Iowa, and the Southwest Corner of PARCEL "E", as recorded in Irregular Plat Book 13, Page 6 of 77-23 of the Office of the Warren County Recorder; thence South 89°24'03" East along the South Line of the Southeast Quarter of the Southwest Quarter of said Section 12 and said PARCEL "E", a distance of 231.57 feet to the Point of Beginning and the Southeast Corner of said PARCEL "E"; thence North 00°16'23" East along the East Line of said PARCEL "E", a distance of 174.83 feet to the Northeast Corner of said PARCEL "E"; thence South 89°24'03" East, a distance of 498.31 feet; thence South 00°16'23" West, a distance of 174.83 feet to a point on the South Line of the Southeast Quarter of the Southwest Quarter of said Section 12; thence North 89°24'03" West along said South Line, a distance of 498.31 feet to the Point of Beginning, containing 2.00 Acres, subject to all easements, restrictions and covenants of record.

CITY OF CARLISLE APPROVAL SEAL



PROJECT NUMBER	21049	COUNTY	DATE DRAWN	YEAR	SHEET NO.
		WARREN	09/15/2021	2021	2 OF 2

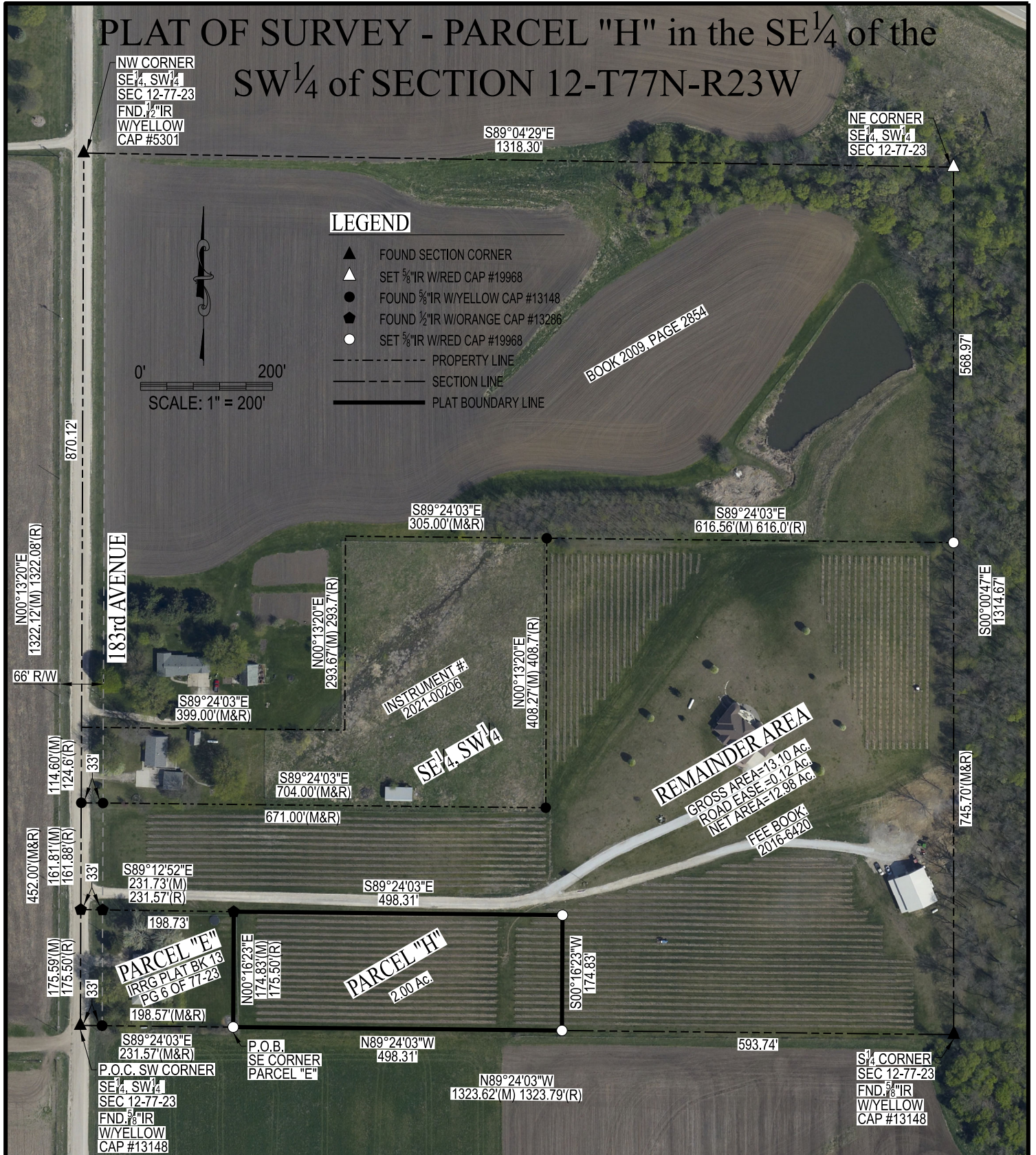
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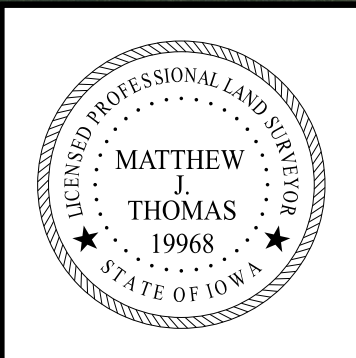
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DATE OF SURVEY: 05/05/2021



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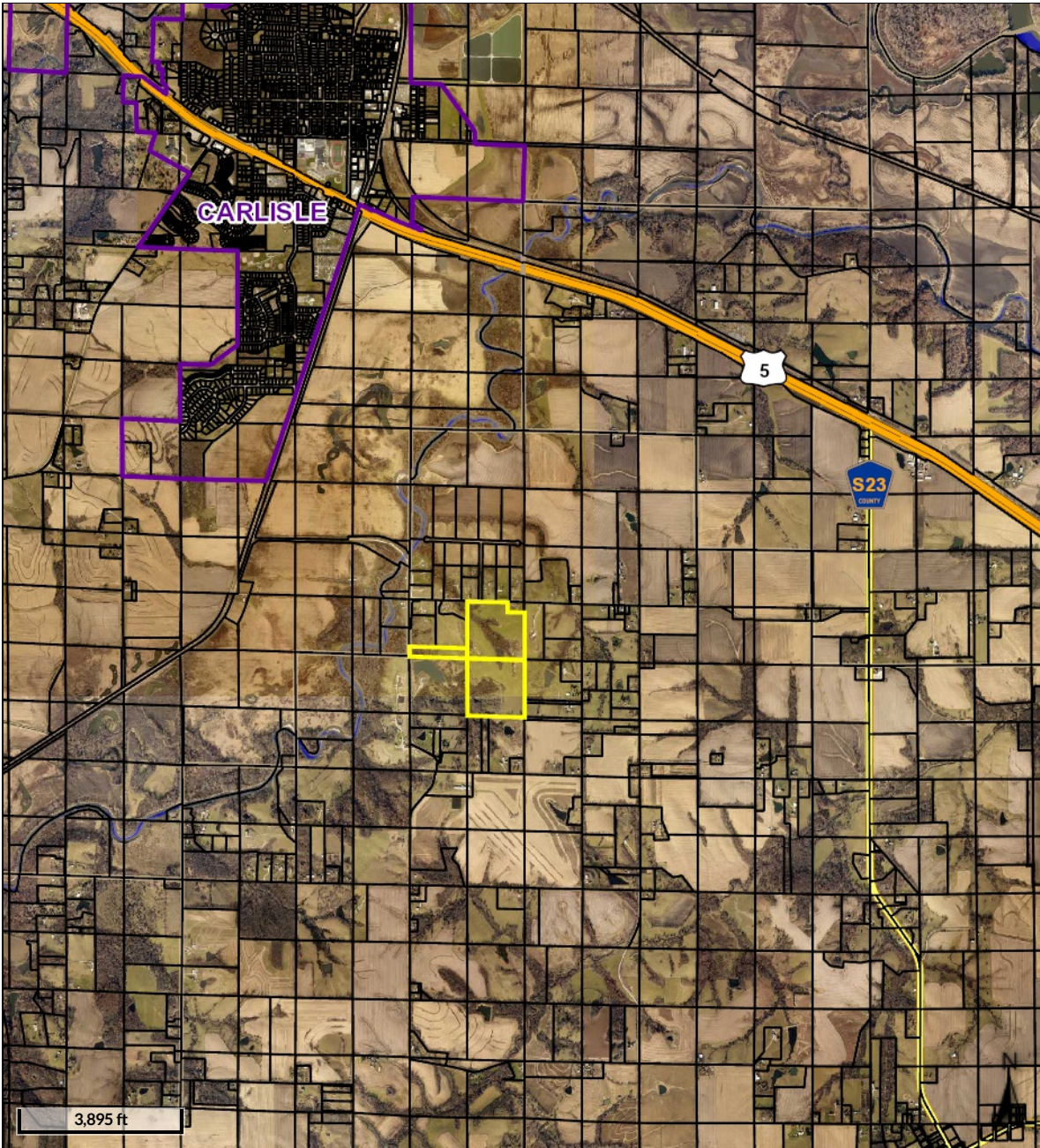
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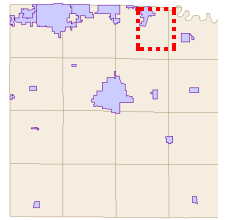
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Date created: 10/15/2021
 Last Data Uploaded: 10/14/2021 9:58:44 PM

INDEX LEGEND

COUNTY: WARREN
LOCATION: PARCEL "Z" OF THE SE¹/₄, SW¹/₄, IN SECTION 14, TOWNSHIP 77 NORTH, RANGE 23 WEST AND THE NE¹/₄, NW¹/₄ IN SECTION 23, TOWNSHIP 77 NORTH, RANGE 23 WEST

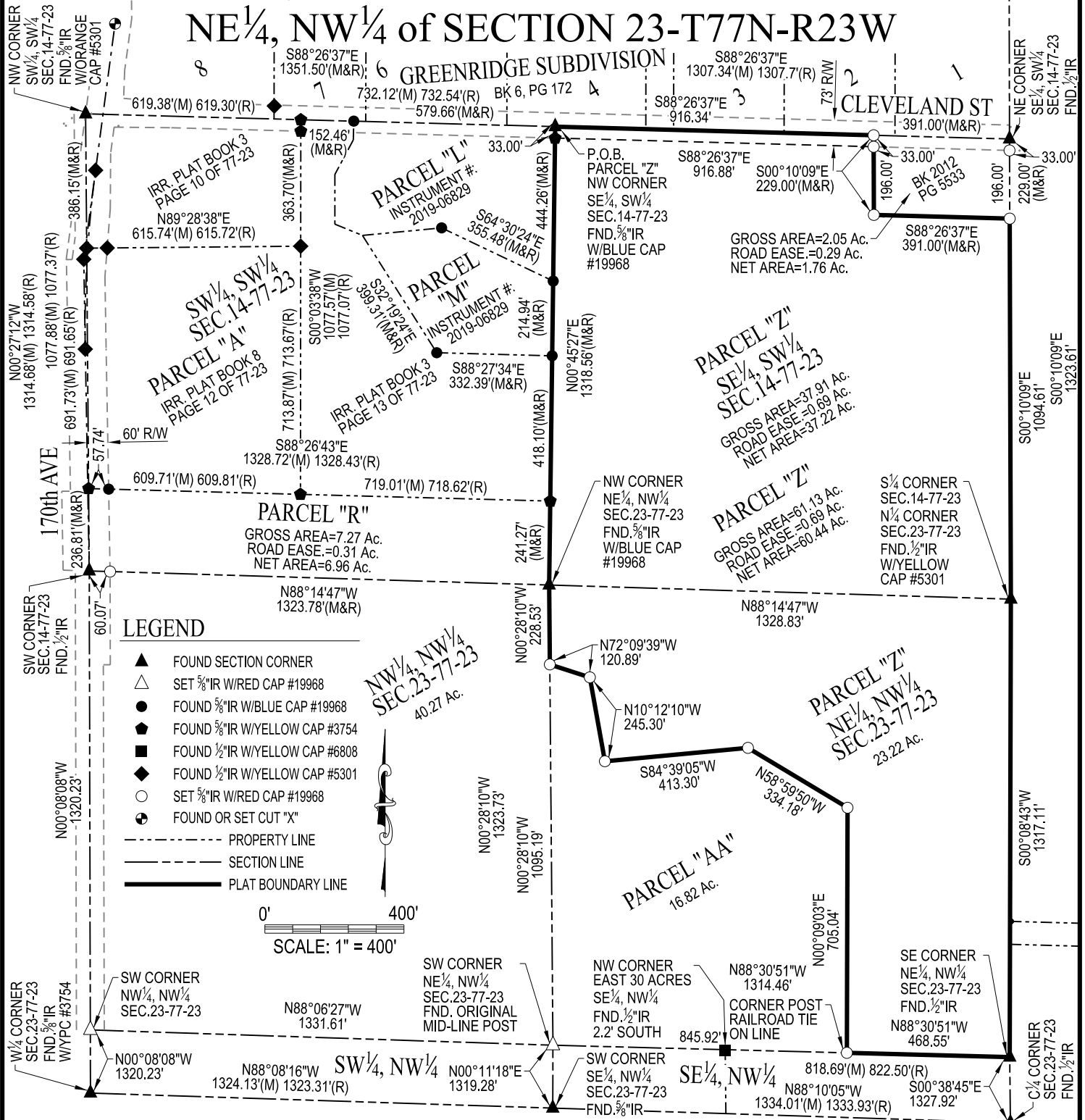
SURVEY FOR PROPRIETOR: B SQUARED FARMS, LLC
5769 CHATHAM CIRCLE, JOHNSTON, IOWA 50131

RETURN TO AND PREPARED BY:
THOMAS LAND SURVEYING, LLC
MATT THOMAS, 6230 90th AVENUE,
INDIANOLA, IOWA 50125
(515) 494-6663

DATE OF SURVEY: 08/17/2021 TO 09/07/2021

PLAT OF SURVEY - PARCEL "Z"

in the SE¹/₄, SW¹/₄ of SECTION 14-T77N-R23W and
NE¹/₄, NW¹/₄ of SECTION 23-T77N-R23W



TLS
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TELE.: 515.494.6663



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.

Signature: *Matthew J. Thomas* Date: 10/11/2021

Name: (Printed or typed) Matthew J. Thomas
License Number: 19968
My license renewal date is December 31, 2021
Pages or sheets covered by this seal: 1-2

PROJECT NUMBER	21111	COUNTY	DATE DRAWN	YEAR	SHEET NO.
		WARREN	10/11/2021	2021	1 OF 2

PLAT OF SURVEY - PARCEL "Z"

in the SE¹/₄, SW¹/₄ of SECTION 14-T77N-R23W and NE¹/₄, NW¹/₄ of SECTION 23-T77N-R23W

LEGAL DESCRIPTION: PARCEL "Z"

A parcel of land now included in and forming a part of the Southeast Quarter of the Southwest Quarter of Section 14 and part of the Northeast Quarter of the Northwest Quarter of Section 23, All in Township 77 North, Range 23 West of the 5th P.M., Warren County, Iowa, more particularly described as follows:

Beginning at the Northwest Corner of the Southeast Quarter of the Southwest Quarter of Section 14, Township 77 North, Range 23 West of the 5th P.M., Warren County, Iowa; thence South 88°26'37" East along the North Line of the Southeast Quarter of the Southwest Quarter of said Section 14, a distance of 916.34 feet; thence South 00°10'09" East, a distance of 229.00 feet; thence South 88°26'37" East, a distance of 391.00 feet to a point on the East Line of the Southeast Quarter of the Southwest Quarter of said Section 14; thence South 00°10'09" East along said East Line, a distance of 1094.61 feet to the North Quarter Corner of Section 23, Township 77 North, Range 23 West of the 5th P.M., Warren County, Iowa; thence South 00°08'43" West along the East Line of the Northeast Quarter of the Northwest Quarter of said Section 23, a distance of 1317.11 feet to the Southeast Corner of the Northeast Quarter of the Northwest Quarter of said Section 23; thence North 88°10'05" West along the South Line of the Northeast Quarter of the Northwest Quarter of said Section 23, a distance of 468.55 feet; thence North 00°09'03" East, a distance of 705.04 feet; thence North 58°59'50" West, a distance of 334.18 feet; thence South 84°39'05" West, a distance of 413.30 feet; thence North 10°12'10" West, a distance of 245.30 feet; thence North 72°09'39" West, a distance of 120.89 feet to a point on the West Line of the Northeast Quarter of the Northwest Quarter of said Section 23; thence North 00°28'10" West along said West Line, a distance of 228.53 feet to the Southwest Corner of the Southeast Quarter of the Southwest Quarter of said Section 11; thence North 00°45'27" East along the West Line of the Southeast Quarter of the Southwest Quarter of said Section 11, a distance of 1318.56 feet to the Point of Beginning, containing 61.13 Acres, which includes 0.69 Acres of Public Highway Easement, subject to all easements, restrictions and covenants of record.

CITY OF CARLISLE APPROVAL SEAL

T L S

THOMAS
LAND
SURVEYING, LLC

6230 90th AVENUE
INDIANOLA, IA 50125
TELE.: 515.494.6663



PROJECT NUMBER	21111	COUNTY	DATE DRAWN	YEAR	SHEET NO.
		WARREN	10/11/2021	2021	2 OF 2

INDEX LEGEND

COUNTY: WARREN
 LOCATION: PARCEL "AA" OF THE NE¹/₄, NW¹/₄ IN SECTION 23, TOWNSHIP 77 NORTH, RANGE 23 WEST

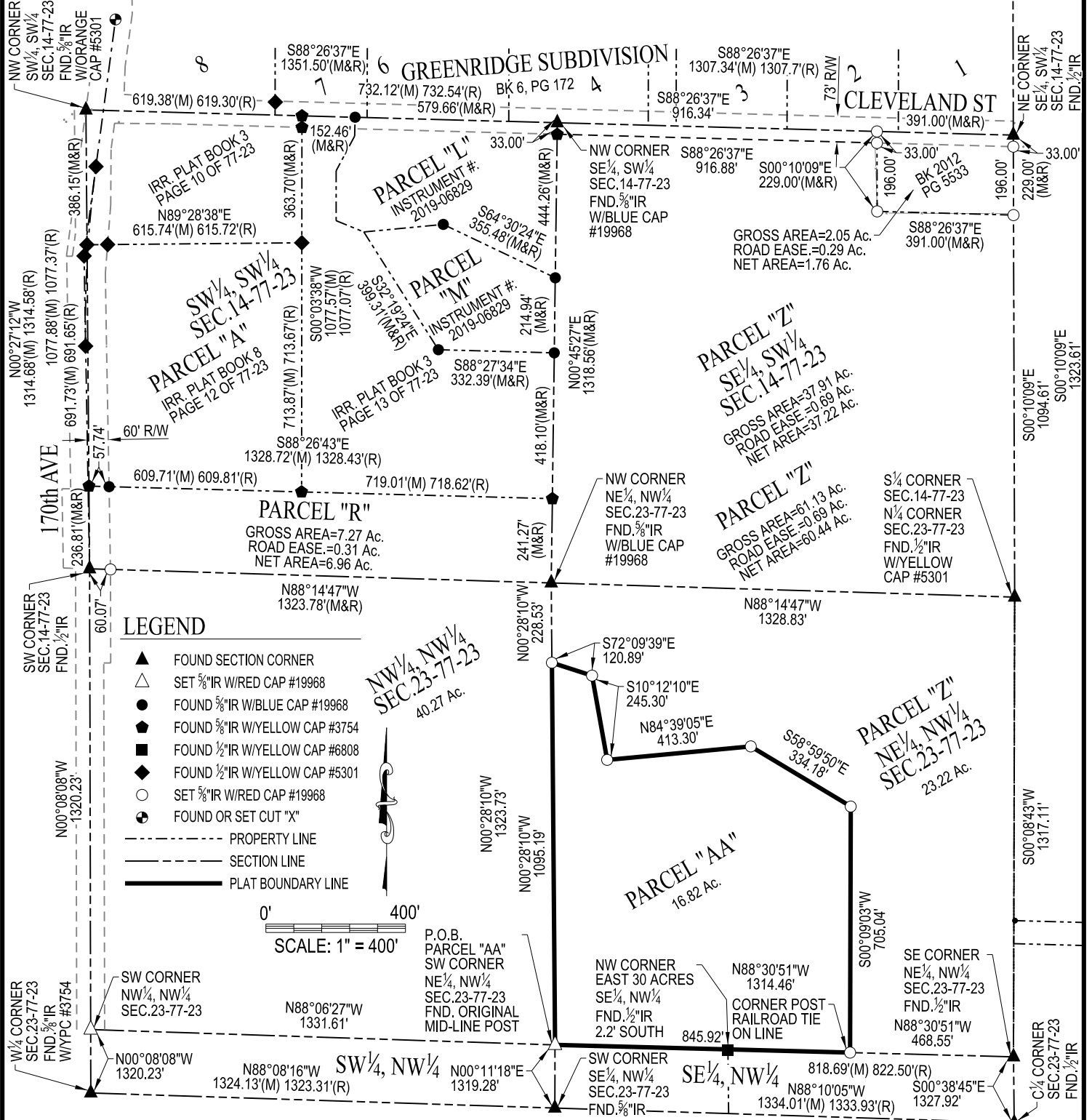
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 (515) 494-6663

DATE OF SURVEY: 08/17/2021 TO 09/07/2021

PLAT OF SURVEY - PARCEL "AA"

in the NE¹/₄, NW¹/₄ of SECTION 23-T77N-R23W



TLS
 THOMAS LAND SURVEYING, LLC
 6230 90th AVENUE
 INDIANOLA, IA 50125
 TELE.: 515.494.6663

MATTHEW J. THOMAS
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		WARREN	10/11/2021	2021	1 OF 2

PLAT OF SURVEY - PARCEL "AA"

in the NE¹/₄, NW¹/₄ of SECTION 23-T77N-R23W

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CITY OF CARLISLE APPROVAL SEAL

T L S

THOMAS
LAND
SURVEYING, LLC



6230 90th AVENUE
INDIANOLA, IA 50125
TELE.: 515.494.6663



PROJECT NUMBER	21111	COUNTY	DATE DRAWN	YEAR	SHEET NO.
		WARREN	10/11/2021	2021	2 OF 2

LEGAL DESCRIPTION: PARCEL "Z"

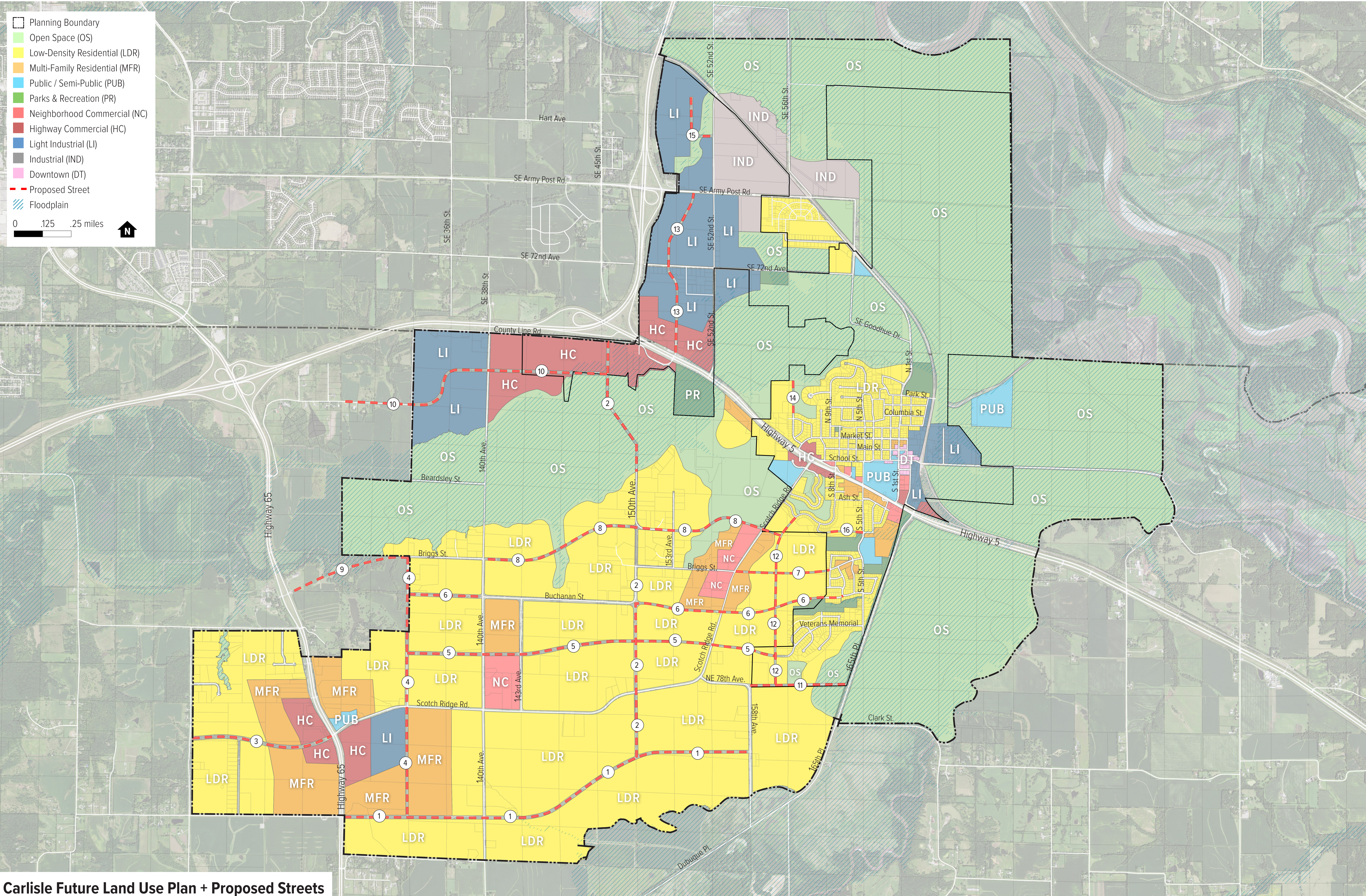
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- Planning Boundary
- Open Space (OS)
- Low-Density Residential (LDR)
- Multi-Family Residential (MFR)
- Public / Semi-Public (PUB)
- Parks & Recreation (PR)
- Neighborhood Commercial (NC)
- Highway Commercial (HC)
- Light Industrial (LI)
- Industrial (IND)
- Downtown (DT)
- Proposed Street
- Floodplain

0 .125 .25 miles ↑

Carlisle Future Land Use Plan + Proposed Streets



City of Carlisle Planning & Zoning Commission

2022 Meeting & Submittal Schedule (with applicable Council Dates)

P&Z Commission Meetings begin at 7:00 p.m.
in the Council Chambers, Carlisle City Hall, 100 N. 1st St.

Month	Submission Date (5:00 p.m.)	P&Z Packet Target	P&Z Meeting	Council Date No Public Hearing	Council Date Public Hearing (rezonings)
January	12/27/2021	01/13/2022	01/17/2022	01/24/2022	02/07/2022
February	01/31/2022	02/17/2022	02/21/2022	02/28/2022	03/14/2022
March	02/28/2022	03/17/2022	03/21/2022	03/28/2022	04/11/2022
April	03/28/2022	04/14/2022	04/18/2022	04/25/2022	05/09/2022
May	04/25/2022	05/12/2022	05/16/2022	05/23/2022	06/06/2022
June	05/30/2022	06/16/2022	06/20/2022	06/27/2022	07/11/2022
July	06/27/2022	07/14/2022	07/18/2022	07/25/2022	08/08/2022
August	07/25/2022	08/11/2022	08/15/2022	08/22/2022	09/05/2022
September	08/29/2022	09/15/2022	09/19/2022	09/26/2022	10/10/2022
October	09/26/2022	10/13/2022	10/17/2022	10/24/2022	11/07/2022
November	10/31/2022	11/17/2022	11/21/2022	11/28/2022	12/12/2022
December	11/28/2022	12/15/2022	12/19/2022	12/26/2022	01/09/2023

* Meeting dates are subject to change at the discretion of the Planning & Zoning Commission and the City Council, respectively

* City staff creates the agenda and is given discretion to forego including submissions for review on the agenda after consulting with the submitting party and the P&Z Chairperson or the Mayor, respectively.

* Failure to meet any of the above deadlines with the proper submittal materials may cause the project to be delayed until the next scheduled P&Z or Council meeting. The submission schedule may be adjusted to accommodate late submission of an application if circumstances exist that are beyond the control of the applicant, as determined by city staff.