

**CITY OF RIVERSIDE  
PLANNING AND ZONING COMMISSION MEETING  
AT RIVERSIDE CITY HALL COUNCIL CHAMBERS  
60 N GREENE STREET  
RIVERSIDE, IOWA**

**Tuesday, September 24, 2019 at 6:00 pm**

Call meeting to order

Roll Call

Approval of the agenda

Approve August 27, 2019 minutes

Request from Dwight and Michelle Miller to discuss possible new business

Adjourn meeting

PLANNING & ZONING COMMISSION MEETING

RIVERSIDE CITY HALL COUNCIL CHAMBERS

60 N GREENE STREET

Tuesday, July 30, 2019, 6:28 p.m.

*Aug. 27, 2019*

1. The meeting was called to order at 6:02 p.m. in City Hall by Chairperson Robinson.
2. Roll call showed the following members present. A quorum was present.

Members present:

Nate Robinson

Kevin Kiene

Ralph Schnoebelen

Christine Kirkwood

Kris Westfall

Others present:

Christine Yancy, City Administrator

Scott Pottorff, MMS

Allen Schneider, Mayor

Jay Stuelke, City Building Inspector

Becky LaRoche, City Clerk

Ryan Swanson, P.E., ARC Design

3. Kirkwood moved and Schnoebelen seconded to approve the agenda. Schnoebelen moved and Kiene seconded to approve the minutes of the July 30, 2019, meeting. Both motions were passed unanimously.
4. Pottorff briefly reviewed the four updates to the Zoning Map that are pending council action. Schnoebelen moved and Kiene seconded to approve rezoning Conservation Park from A-1 to P-1, rezoning the addition to Hall Park from R-2 to P-1, rezoning 81 E First (old Community Building) from P-1 to C-2, and rezoning 1184 Commercial Drive from C-3 to C-2. The motion passed unanimously.
5. Minor changes to the site plan added by the council regarding the number of handicap parking spaces required and buffer zone for residential areas were discussed. A question was raised as to council authority in naming new streets. This is covered in the Riverside Code, but will be researched as it applies to independent developments. No action was required on this item.
6. A preliminary site plan for the construction of a new Dollar General Store on the south side of Highway 22 and west of Bud's Custom Meats was reviewed with P&Z by Swanson. The site plan includes

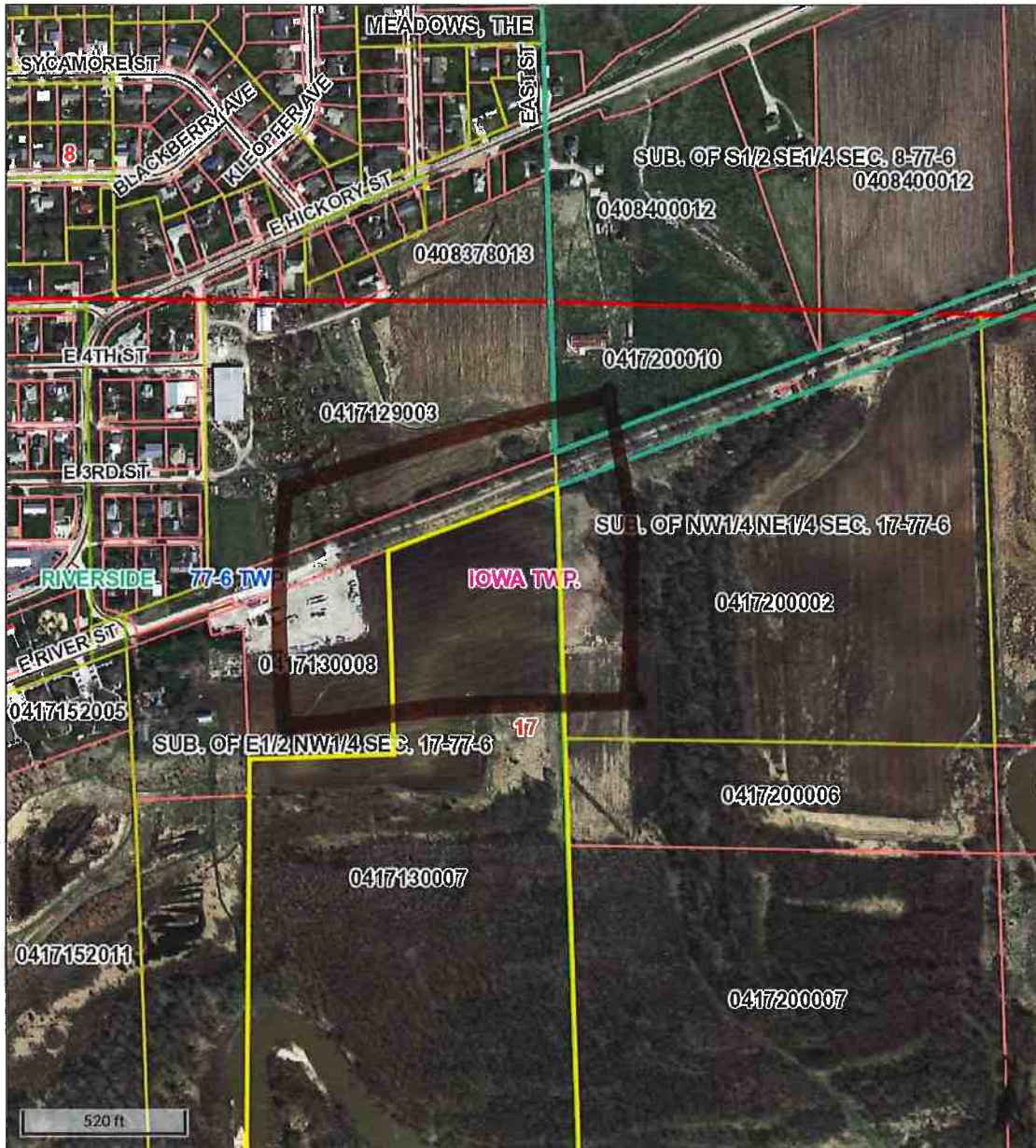
a frontage road off the driveway from the road. No curb and gutter is planned for the parking lot, but it will be asphalt or concrete and have drains in the center to carry water to a stormwater retention area. The building exterior will be masonry and metal paneling, and a photo of a current store was provided to show the colors and design. The company plans to complete purchase of the site which may involve minor changes to the drawing to accommodate required setbacks. Construction is planned for next spring and it will take about four months to complete the building. No approval was required by P&Z at this time. A complete site plan will come back to this group after the purchase is finalized.

7. A work session was held August 12, 2019, at 6:30pm in Hall Park to look at the boat ramp area and a couple of P&Z members joined the council members and staff. Various improvements were discussed: removing dirt from the ramp area, removing vegetation to the west up to the road, and creating some camping spaces and parking close to the ramp. A one-year permit for work in this area has already been received. The group viewed the progress in cleaning up the northern area of the park where the fenced dog park area is planned and discussed what is proposed. The playground area of the park was visited and various plans for repairs and painting, and supplementing equipment were discussed. There was discussion of replacing the sand surfaces around play equipment to enable handicap individuals to use the playground. Robinson noted that the school bond issue this September will include this type of surfacing at the school and maybe an agreement could be reached with the company to include both areas in the future if the bond issue passes.

8. Kirkwood moved, Schnoebelen seconded, and it passed unanimously to adjourn the meeting at 7:25 p.m. The next scheduled P&Z meeting will be held Tuesday, September 24, 2019, at 6 p.m. in City Hall.

Nate Robinson

Chairperson



Overview



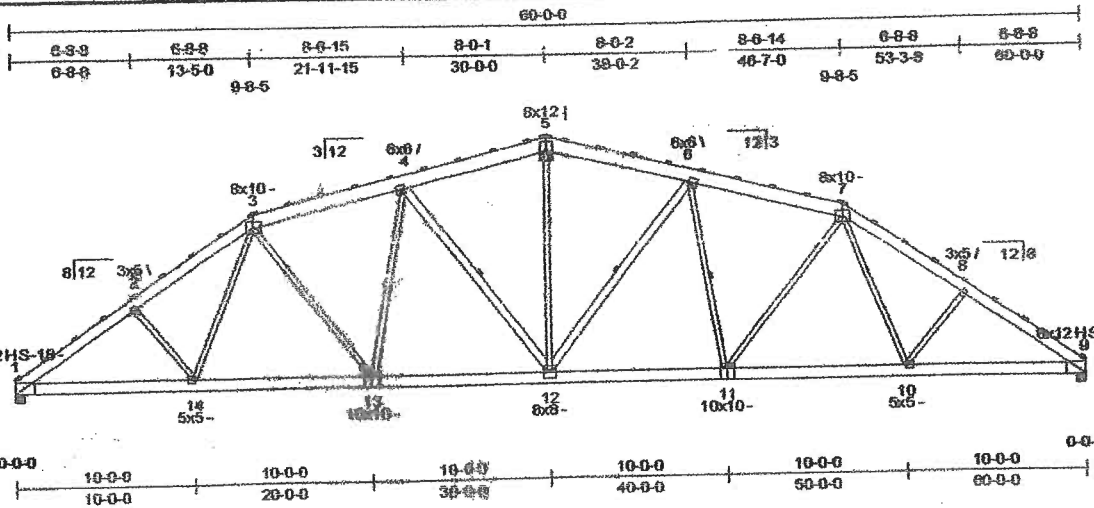
Legend

- Political Township
- Geographic Township
- Corporation
- Sections
- Subdivisions
- Parcels
- Road Centerline

Date created: 9/17/2019  
 Last Data Uploaded: 9/17/2019 2:19:15 AM

Developed by  **Schneider**  
 GEOSPATIAL

SPAN 60'-0" PITCH 8/12 QTY 1 OHL 0'-0" OHR 0'-0" CANT L 0'-0" CANT R 0'-0" PLYS 1 SPACING 96" WGTPLY 577 lbs



All angles shown to be Eagle 20 unless otherwise noted.

Loading (psf)	General	CSI	Deflection	L/	(loc)	Allowed
TC: 20 Snow (Pg): 23/40 Truss # 4 (rsk) BCL: 0 DCL: 0	Bldg Code: IBC 2006/ IF 1-2002 Rep Mfr: No Lumber D.O.L.: 125%	TC: 0.66 (3-6) BC: 0.57 (11-12) Web: 0.79 (6-12)	Vert TL: 0.69 in Vert LL: 0.3 in Horz TL: 0.34 in	L/999 L/999	(11-12) 12 9	L/120 L/180

AT	Req	Combo	Req Width	Req Brg Width	Max React	Max Grav Uplift	Max MWFRS Uplift	Max C&C Uplift	Max Uplift	Max Horiz
1			5.5 in	6.49 in	7,842 lbs				-716 lbs	-408 lbs
1			5.5 in	6.49 in	7,842 lbs				-716 lbs	

Bearing enhancements may be required at the following bearings: Brg #  
See Eagle Metal Bearing Enhancement detail  
for capacity of specific bearing block(s) and connectors: 9

**Material**

- TC: SP 2400/L 8 2x 8 except:
- SP 2400/L 8 2x 10: 3-5, 5-7
- BC: SP 2400/L 8 2x 8
- Web: SYP #1 2x 4 except:
- SP 2400/L 8 2x 6: 4-12, 6-12
- SYP #2 2x 4: 2-14, 8-10

**Bracing**

- TC: Purins at 24" OC, Purin design by Others.
- BC: Sheathed or Purins at 10'-0", Purin design by Others.
- Web: One Midpoint Row: 4-13, 4-12, 6-12, 6-11

**Loads**

- This truss has been designed for the effects of balanced (23 psf) and unbalanced sloped roof snow loads in accordance with ASCE7-05 with the following user defined input: 40 psf GEL, Terrain C, Exposure (Ce=1.0), Building Category I (I=0.89), Thermal (Ct=1.10), DOL=1.15. Unobstructed slippery surface. If the roof configuration differs from hip/gable, Building Designer shall verify snow loads.
- This truss has been designed for the effects of wind loads in accordance with ASCE7-05 with the following user defined input: 90 mph, Exposure C, Enclosed, Gable/Hip, Building Category I (I=0.87), h=15 ft, Not End Zone Truss, Bolted web design. DCL=1.60
- This truss has been designed for the effects of a 14.4 psf live load in accordance with IBC 2006 assuming slope=3/12 and area supported=480 ft<sup>2</sup>, DOL=125%.
- Minimum snow storage with loading has not been applied in accordance with IBC 1607.1
- In accordance with IBC 1607.1, minimum BCL's do not apply
- This truss is designed as an agricultural truss which for the purposes of this program is defined as a structure that represents a low hazard to people and property. See BCST-10 for installation and temporary bracing.

**Member Forces**

Table indicates: Member ID, max CSI, max axial force. (max comp; force if different from max axial force). Only forces greater than 300lbs are shown in this table.

TC	1-2	0.641	-12,382 lbs	3-4	0.591	-10,198 lbs	5-6	0.656	-9,307 lbs	7-8	0.605	-11,531 lbs
	2-3	0.605 <th>-11,531 lbs</th> <td>4-5</td> <td>0.626</td> <th>-9,307 lbs</th> <td>6-7</td> <td>0.551</td> <th>-10,198 lbs</th> <td>8-9</td> <td>0.641</td> <th>-12,382 lbs</th>	-11,531 lbs	4-5	0.626	-9,307 lbs	6-7	0.551	-10,198 lbs	8-9	0.641	-12,382 lbs
BC	9-10	0.562	9,880 lbs	(796 lbs)	11-12	0.571	9,757 lbs	(417 lbs)	13-14	0.537	8,952 lbs	(465 lbs)
	10-11	0.537	8,952 lbs	(465 lbs)	12-13	0.571	9,757 lbs	(417 lbs)	14-1	0.562	9,880 lbs	(796 lbs)
Web	2-14	0.432	-904 lbs	4-12	0.699	-2,482 lbs	7-11	0.277	1,672 lbs	(2 lbs)		
	3-14	0.175	1,059 lbs	(16 lbs)	5-12	0.406	2,490 lbs	(139 lbs)	7-10	0.175	1,059 lbs	(16 lbs)
	3-13	0.277	1,672 lbs	(2 lbs)	6-12	0.699	-2,481 lbs	8-10	0.432	-905 lbs		
	4-13	0.418	-907 lbs	6-11	0.418	-908 lbs						

ALL PERSONS FABRICATING, HANDLING, ERECTING OR INSTALLING ANY TRUSS BASED UPON THIS TRUSS DESIGN DRAWING ARE INSTRUCTED TO REFER TO ALL OF THE INSTRUCTIONS, LIMITATIONS AND QUALIFICATIONS SET FORTH IN THE EAGLE METAL PRODUCTS DESIGN MANUAL ISSUED WITH THIS DESIGN AND AVAILABLE FROM EAGLE UPON REQUEST. DESIGN VALID ONLY WHEN EAGLE METAL CONNECTORS ARE USED.

TruBuild® Truss Software V5.5.1.135  
Eagle Metal Products

Proposed 60' x 120' building with 24' at one end being two stories. Large patio on the east side.  
Dwight & Michelle Miller  
319-750-1338 319-759-8663

