

MINUTES
May 13, 2014 – 5:30 p.m.
Planning and Zoning Commission
Muscatine City Hall
City Council Chambers

Present: Jane Reischauer, David Colton, John Sayles, and Rochelle Conway.

Excused: Dyann Roby, Allen Harvey, and Larry Wolf.

Staff: Andrew Fangman, City Planner, Community Development
Adam Thompson, Planning & CD Coordinator, Community Development
Stephanie Oien, Office Coordinator, Community Development

Also: Jason Drulo, Clyde Evans, Bruce Brooker, Jack Burns, and Wendell Wright.

Acting Chairperson John Sayles opened the meeting at 5:30 p.m. and read the Mission Statement.

Minutes: Conway motioned to approve minutes of the February 11, 2014, regular meeting; second by Reischauer. All ayes, motion carried.

Lifetime Subdivision Preliminary/Final Plat – Primus Dental Design and Construction – 3 lots – 4.84 Acres – East of the Houser Street/Cedar Plaza Drive intersection, currently the Knights of Columbus Lodge

Jason Drulo with Primus Dental Design and Construction was present to discuss the request. Mr. Drulo explained that they would be building a dental office for Dr. Holly and Steve Krystek. He explained Phase I of the project will include a dental office in the front 4,300 sq. ft. of Lot 1. They have also planned for the possibility of expansion but he thought that could be 10-15 years down the road. At this time the Krysteks have no plans for Lot 2. They have no intention of developing the land themselves. They had to purchase the entire property. Sayles asked if the detention basin is designed to serve the area now and down the line with a future subdivision. Drulo replied that based on their discussions, the detention basin design is specific to the dental office. He thought that additional measures would be needed if Lot 2 developed. Bruce Brooker, 2006 West Bay Drive, voiced concerns about drainage if Lot 2 was developed. Mr. Brooker explained that there have been drainage problems in the past and they haven't been as bad with the area used as a hay field. Fangman explained that a future developer would have to go through the subdivision process for review unless the property were developed as a single family residence. Items such as drainage would be addressed during that process. Fangman added that City policy wouldn't allow development to cause more drainage issues. Jack Burns, 2002 West Bay Drive, also voiced concerns about drainage. Mr. Burns stated that he didn't feel the detention basin in the front of the property would be sufficient. Fangman noted that the developable area is just shy of three acres. Wendell Wright, 2107 West Bay Drive, asked if the residential zoning of the property could be changed to commercial. Fangman responded that the current Comprehensive Plan would make it very difficult to recommend a change. He added that Lot 2 is not visible from the street and most likely wouldn't be a desirable location for a business. Mr. Wright added that the East side of the area has medical and dental offices. He is concerned about the residences being surrounded by commercial properties and having additional drainage issues. Colton asked how far Cedar Plaza Drive would extend. Fangman explained that it is currently a private drive and the owners would be required to leave space to allow for the extension of Cedar Plaza Drive. He added that any future subdivision would have to develop a road to meet City street standards and dedicate it back to the City. Colton motioned to approve the request as submitted; second by Reischauer. All ayes, motion carried.

Zoning Ordinance

Fangman reviewed the portion of the Zoning Ordinance that deals with off-street parking.

Adjourn.

Respectfully Submitted,

Steven Boka, Secretary
Director of Community Development

ATTEST:

Allen Harvey, Acting Chairperson
Planning & Zoning Commission