

MINUTES
November 18, 2014 – 5:30 p.m.
Planning and Zoning Commission
Muscatine City Hall
City Council Chambers

Present: Dyann Roby, David Colton, John Sayles, Allen Harvey, and Rochelle Conway.

Excused: Larry Wolf.

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

Also: Devin Pettitt.

Chairperson Allen Harvey opened the meeting at 5:30 p.m. and read the Mission Statement.

Minutes: Roby motioned to approve minutes of the October 14, 2014, regular meeting; second by Sayles. All ayes, motion carried.

Subdivisions:

Kleppe One Addition – Carl Kleppe – 1 lot – 2.261 Acres – North Mulberry Road and Bayfield Road

Carl Kleppe, 1896 N. Mulberry Road, was present to discuss the request. Mr. Kleppe explained that he has been renting the property from owners Robby and Jennifer Herring and now wants to purchase the property. The subdivision request is to separate the buildings from the farm land. Kleppe is in the process of purchasing the buildings. This subdivision request was approved by Muscatine County. Roby motioned to approve the subdivision as submitted; second by Conway. All ayes, motion carried.

GSTC Industrial Park – Wal-View Developments LLC – 3 lots – 53.578 Acres – 55th Avenue West and 49th Street South

Tom Schmidt, representative of GSTC, was present to discuss the request. Sayles noted there was an existing storm water detention area for Lot 1 and asked how drainage would be handled for Lot 2. Mr. Schmidt replied that there detention areas to the left and right of Lot 2. He added that there is also a drainage retention pond to serve all lots. Sayles asked how Outlot A will be used. Mr. Schmidt acknowledged that he did not know the exact plan. Fangman interjected that typically outlots are used for conveying drainage. Mr. Schmidt noted that there is 150 feet of parking proposed on the west and 180 feet of parking proposed on the east. Sayles motioned to approve the subdivision as submitted; second by Colton. All ayes, motion carried.

Adjourn.

Respectfully Submitted,

Andrew Fangman, Secretary
City Planner

ATTEST:

Allen Harvey, Chairperson
Planning & Zoning Commission