

MINUTES
March 10, 2015 – 5:30 p.m.
Planning and Zoning Commission
Muscatine City Hall
City Council Chambers

Present: Rochelle Conway, John Sayles, Allen Harvey, and Jodi Hansen.

Excused: David Colton, Dyann Roby, and Larry Wolf

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

Also: Devin Pettit, Adam Shutt, and Ron Hein.

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

Minutes: Conway motioned to approve minutes of the February 10, 2015, regular meeting; second by Sayles. All ayes, motion carried.

Utility Easement Vacation:

Sylvia A. Trumbull – Lots 7 and 8 – Riverbend Second Addition – Clermont Drive

Tiarr Sweere of Stanley, Lande, and Hunter was present to discuss the request. She explained that Ms. Trumbull would like to combine the lots and construct a residence across the two. Fangman noted that building across an easement was not permitted. If combined the single lot would be served by utility easements around the perimeter. Fangman added that the plat submitted had been approved and signed by the affected utilities. Sayles motioned to approve the vacation request as submitted; second by Conway. All ayes, motion carried.

Rezoning:

Rezoning Case #Z-135-15 – 0.8 Acres – NEC of Fletcher Avenue and Hershey Avenue – Steve Allchin – R-3 Single Family Residential to R-5 Multi-Family Residential

Adam Shutt of Martin & Whitacre Surveyors & Engineers, Inc. was present to discuss the request. Mr. Shutt explained that they would like to rezone a portion of the property from R-3 to R-5 to allow for the construction of apartments. Fangman noted that the parcel is split between the R-3 and R-5 districts. Harvey questioned if the area would be too flat and have drainage issues. He added that there was a drainage pipe from the cemetery as well as City drainage in the area. Shutt responded that they are aware of these items and will have to work around them with construction so that there is no obstruction. Fangman explained to the Commission that the development must go through the site plan review process at a staff level before proceeding. Harvey noted that Fletcher Avenue was an odd location for apartments. Shutt acknowledged that it is not a prime site but they will work hard to adjust as needed. Fangman stated that this development will also require a subdivision and sidewalks will be addressed during that discussion. He added that the topography of the area may not lend itself to sidewalks. Ron Hein, 2160 215th Street, stated that he believed City property comes down farther than is shown on the map provided. Shutt responded that they are just starting this project and will do a more detailed property boundary survey as part of the plan. Mr. Hein added that he owns properties at 530 Fletcher Avenue and 100 Nyenhuis Street and subdivided a number of years ago and had to finish Nyenhuis Street as part of the process. He expressed concerns about traffic on the hill. He advised he did not want to stand in the way of the project but had concerns about the drainage – noting many springs in the area. He added that his nephew owns 102 and 104 Nyenhuis Street and has a lot of drainage issues. Conway motioned to approve the zoning change as requested; second by Hansen. All ayes, motion carried.

Adjourn.

Respectfully Submitted,

Andrew Fangman, Secretary
City Planner

ATTEST:

Allen Harvey, Chairperson
Planning & Zoning Commission