

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

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

**Excused:** Larry Wolf.

**Staff:** Andrew Fangman, City Planner, Community Development  
Stephanie Oien, Office Coordinator, Community Development

**Also:** Adam Shutt and Terry Martin

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

**Minutes:** Minutes from August 11, September 8, and October 13, 2015, meetings were approved on a motion from Roby; seconded by Sayles. All ayes, motion carried.

**Subdivisions:**

**Martin's Subdivision – Terry & Carmen Martin– 2 lots – 20.122 Acres – 41st Street South – Unincorporated Muscatine County**

Terry Martin was present to discuss the request. Mr. Martin advised that they would like to split the house from the farm ground to sell to their daughter. Harvey asked if the request had been through the Muscatine County subdivision process. Martin replied that it was approved by Muscatine County and Fruitland. He also noted that there are no utility issues. Roby motioned to approve the request as submitted; seconded by Conway. All ayes, motioned carried.

**Muscatine Pointe Subdivision– EEC-131 LLC – 2 lots – 1.63 Acres – U.S. Highway 61, Across the Street from Walmart**

Adam Shutt of Martin & Whitacre Surveyors & Engineers was present to discuss the request. Mr. Shutt advised that their client intends to develop a multi-tenant commercial building on Lot 2 of the proposed subdivision. He added that the project has been approved through the City's site plan review process. The project is currently going through the DOT permit approval process. He advised that they hope to start the project in the spring of 2016 and open in June 2016 if possible. The developer is working on a development agreement with the City. Fangman advised the Commission that City staff has had preliminary site plan review discussions with the developer of Lot 1. Harvey asked if Lots 1 and 2 shared the existing drive. Shutt responded that it was shared and they will work together with easements and access agreements. Harvey asked where the driveway will be located for Lot 3. Shutt replied that it would be straight off the highway behind the existing credit union. He added that there is no plan for a second access. Roby asked if there were development plans for Lot 3. Shutt was not aware of any. Fangman confirmed there were no development plans for Lot 3 at this time. Sayles asked if the current access, utilities, and easements were acceptable. Shutt stated that the utility easement on Lot 1 serves only Lot 1 and may be abandoned. He continued that the property owner is working with the utilities. He explained that the existing utility easement between Lots 2 and 3 will not be changed as utilities that serve HON run through it. Sayles motioned to approve the request as submitted; seconded by Hansen. All ayes, motion carried.

Adjourn.

Respectfully Submitted,

Andrew Fangman, Secretary  
City Planner

ATTEST:

Allen Harvey, Chairperson  
Planning & Zoning Commission