

MINUTES
February 9, 2016 – 5:30 p.m.
Planning and Zoning Commission
Muscatine City Hall
City Council Chambers

Present: John Sayles, Larry Wolf, Rochelle Conway, and Jodi Hansen.

Staff: Andrew Fangman, City Planner, Community Development
Dave Gobin, Community Development Director, Community Development
Stephanie Oien, Office Coordinator, Community Development

Also: Chris Ales.

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

Minutes: Conway motioned to approve the January 12, 2016, minutes; seconded by Sayles. All ayes, motion carried.

Development Plan— Southwest corner of the Fulliam Avenue and Duncan Drive Intersection. — DN Development, LLC

Chris Ales of Davenport represented DN Development, LLC. Mr. Ales noted that David and Donald Necker were the parties behind DN Development, LLC. He advised that they have applied for funding through the Iowa Finance Authority to construct a 48-unit residential development consisting of 24 duplexes with attached garages and a clubhouse building. If financing for the project is approved in March they plan to begin construction this summer. If the financing is not approved the project would be on hold for a year until they could apply for funding again. Fangman stated that there are drainage easement issues that will need to be addressed. He advised that a development plan doesn't normally need a full project plan, however there is no City drainage (storm sewer) available so an easement will be required. This has been discussed with the property owners. The developers have not gone through the expense of full project plans as they are awaiting the outcome of the funding application. Hansen asked if there were any renderings of the exterior. Mr. Ales noted that they will feature brick and cement side and look like cottages. The developers have a similar project at Kimberly Center. Gobin stated that there are topography issues with drainage and that it currently drain toward Fulliam Avenue. He added that abutters have asked questions and suggested drainage to a nearby creek bed rather than a drainage pond. Sayles asked if drainage would be routed to street catch basins and drainage ponds. Gerald XXX of Landmark Engineering Group explained that they planned to work with storm sewer off streets and go to basins. He added that they have to slow the water down per State of Iowa regulations. Sayles asked if there had been any traffic studies off Fulliam Avenue. Fangman stated that traffic issues had been discussed with City Engineer Jim Edgmond who did not foresee a substantial change with the use. Ernie Robles, 1712 Duncan Drive, stated that traffic is a crucial issue to be addressed. Mr. Robles noted that when school is in session it is nearly impossible to enter Houser Street off of Fulliam Avenue. He added that the four-way stop used during construction on Cedar Street was very helpful. Fangman replied that the Houser/Fulliam intersection is a high priority in the City's Capital Improvement Plan that was approved by City Council. Mr. Robles asked what size the units would be and the estimated population of the development. Mr. Ales responded that the units will be 1200 square feet. The units will be available to residents age 65 and older. Rachel Reed, 3026 W. Fulliam Avenue, also expressed concerns about traffic flow. Ms. Reed stated that the area was extremely congested. She noted that she anticipates added traffic with the Mulberry Avenue project and closures. She also questioned who would install and maintain adjacent

sidewalks. Fangman replied that a private street will serve the development and that the developers would install and maintain sidewalks. Reed added that she will be sad to see the field use go and the park view. Hansen asked if Fulliam Avenue or Houser Street would be closed during development. Fangman replied there would be no closures. He added that they anticipate less traffic on Houser Street during this project and the Mulberry Avenue Project. Robles noted that the property abuts vacant ground and the County home area. He asked if this area would also be developed. Fangman replied that the Muscatine County Board of Supervisors had not finalized their plans. He added that future development would need to be brought to the Planning and Zoning Commission. Reed asked how a three-way intersection would work Duncan Drive, Fulliam Avenue, and the proposed development. Ales responded that traffic will exit onto a private drive. He added that if a stop sign is needed one could be added. Fangman explained that a full site plan review is required by City staff prior to the project proceeding. This review addresses traffic concerns. Mary Bragg, 1708 Duncan, asked why they couldn't enter off Houser Street. Fangman answered that Fulliam Avenue is the legal frontage for the property. Fangman advised that the S-3 Zoning Classification allows for a broad range of uses, however a development plan is required. The plan must be approved by the Planning and Zoning Commission and City Council. With those approvals the project development would then move forward at the staff level. Fangman added that traffic issues should be brought to the Traffic Committee. He noted that the Houser/Fulliam intersection issue is being addressed. Staff recommended approval. Sayles motioned to approve the development plan subject to the developer obtaining drainage easements from adjoining property owner that are satisfactory to City staff; seconded by Conway. All ayes, motioned carried.

New Zoning Ordinance

Fangman reviewed the proposed Cell Tower Ordinance. He advised that state and federal regulations continue to chip away at local control. He noted that the largest changes proposed include the ability to increase the tower height up to 20% without City approval; approval a new application must be completed within 150 days or it is automatically approved; and the approval of an application for modification on an existing tower must be completed within 90 days or it is automatically approved. These changes are mandated. The City cannot mandate collocation but can encourage it. Two additional changes are being proposed but are not mandated. The first would be to streamline the height approval process – towers over 100 feet would have to be approved by City Council; towers up to 100 feet would have to be approved by the Zoning Board of Adjustment as a Conditional Use case. The proposed ordinance will also require landscaping around the base. Fangman stated that he is looking for a consensus of approval on this chunk of zoning code. All sections of the zoning code conceded by the Commission will be brought back for review before going to City Council for approval. Gobin asked if the landscaping requirement was retroactive to existing towers. Fangman replied that it would be enforced with new structures and those with substantial improvements or expansion. Sayles asked if landscaping would be reviewed by the Zoning Board of Adjustment. Fangman advised that it would be reviewed through the site plan review process. A consensus of the Commission was reached to proceed with the proposed Cell Tower Ordinance.

Adjourn.

Respectfully Submitted,

Andrew Fangman, Secretary
City Planner

ATTEST:

Larry Wolf, Acting Chairperson
Planning & Zoning Commission