

CITY OF MUSCATINE  
IN-DEPTH CITY COUNCIL MINUTES  
Council Chambers – 7:00 p.m. – September 8, 2016

Mayor Broderson called the City Council meeting for Thursday, September 8, 2016, to order at 7:00 p.m. Councilmembers present were Rehwaldt, Fitzgerald, Saucedo, Bynum, Harvey, and Spread.

The first item on the agenda was a request to adopt a resolution declaring necessity and providing for the notice of a public hearing on Thursday, October 13, 2016, at 7:00 p.m. on a proposed Urban Revitalization Plan for the Muscatine Grandview Avenue Urban Revitalization Area.

#23542. Councilmember Fitzgerald moved the resolution be adopted. Seconded by Councilmember Spread.

City Administrator Gregg Mandsager stated that at a recent In-Depth meeting there was discussion concerning the addition of tax abatement areas for the Grandview Avenue Corridor and the Park Avenue Corridor. He stated there are businesses in the Grandview Avenue area that are encouraged by this opportunity. He stated the establishment of these two urban revitalization plans will essentially provide tax abatement for new construction, remodeling, or additions to existing facilities.

There were questions and comments from City Council that were addressed by the City Administrator.

Vote – All ayes: Councilmembers Rehwaldt, Fitzgerald, Saucedo, Bynum, Harvey, and Spread. Motion carried.

The second item on the agenda was a request to adopt a resolution declaring necessity and providing for the notice of a public hearing on Thursday, October 13, 2016, at 7:00 p.m. on a proposed Urban Revitalization Plan within the Muscatine Park Avenue Urban Revitalization Area.

#23543. Councilmember Saucedo moved the resolution be adopted. Seconded by Councilmember Spread. All ayes: Councilmembers Rehwaldt, Fitzgerald, Saucedo, Bynum, Harvey, and Spread. Motion carried.

The next item on the agenda was a request to approve the appointment of two councilmembers to the newly created Nominating Committee.

#23544. Councilmember Spread moved to approve the appointments of Councilmember Saucedo to the Nominating Committee for a one-year period and Councilmember Natvig to the Committee for a two-year period. Seconded by Councilmember Harvey. All ayes; motion carried.

The final item on the agenda was a presentation by City Planner Andrew Fangman on the city's proposed new zoning ordinance.

Mr. Fangman stated the current zoning ordinance dates back to the early 1970's and was structured to implement the vision contained in the 1968 Comprehensive Plan. He stated that in September 2013 a new Comprehensive Plan was adopted. He stated the new plan is the basis of the proposed zoning ordinance.

Mr. Fangman stated the proposed zoning ordinance will be more user friendly and will allow adaptations to unique and difficult site conditions and will help preserve the unique character of individual neighborhoods.

Mr. Fangman stated there will be revisions to the chapters regulating parking, garage and accessory buildings, fences, cell towers, animals in residential areas, and sight triangle regulations.

Mr. Fangman then gave an overview of proposed Off-Street Parking Regulations. He stated these proposed regulations will now be contained in one chapter. He then explained the changes that were made. He pointed out that the current ordinance makes no reference to the Americans with Disability Act Standards but these standards will be included in the proposed zoning ordinance.

Mr. Fangman then addressed the issue of new parking lots 20 spaces in size or large. He stated any new lots will be required to contain landscaped islands. He stated these islands will allow parking lots to drain according to storm water quality management practices.

Mr. Fangman stated the proposed regulations provide standards for required bike parking which will be mandated in the proposed zoning ordinance. He stated that bike parking will make it easier for community members to travel to their destinations by non-motorized means.

There were questions from City Council that were addressed by Mr. Fangman.

Mr. Fangman then gave an overview of proposed garage and accessory building regulations and fencing regulations. Speaking in reference to the proposed fencing regulations, he stated that in July 2015 the City of Muscatine adopted the International Residential Code, 2015 Edition which contains very detailed standards for pool fencing. He stated the proposed regulations will bring pool fencing standards in the proposed zoning ordinance into sync with the regulations found in the adopted residential building code.

Mr. Fangman then gave an overview of proposed regulations for keeping of animals in residential districts. He stated that these regulations have also been moved to a stand-alone chapter. He stated the current zoning ordinance does not contain clear language regulating the keeping of farm type animals of greater than 30 pounds in size on residential zoned parcels between 2 and 20 acres in size. He briefly touched on the proposed regulations.

Mr. Fangman stated that bee keeping has been added to the proposed zoning ordinance. He stated the proposed chapter contains regulations on bee keeping that are based on a survey of best practices in other communities.

Mr. Fangman then gave an overview of the proposed cell tower and sight triangle regulations.

There were questions and comments from City Council that were addressed by Mr. Fangman.

Mr. Fangman stated he will now begin the necessary steps to bring the proposed zoning ordinance back to City Council for adoption.

Under comments, Councilmember Bynum asked how the dog park and cemetery steps are coming along.

Mr. Fangman stated he would be meeting with the cemetery steps preservation group on Friday.

City Administrator Mandsager stated the dog park group has been working on seeding with Public Works staff and Parks and Recreation staff. He stated there are a couple of fund raising activities coming up soon.

Mayor Broderson thanked Solid Waste Manager Laura Liegois for her 10 years of service with the City of Muscatine. She stated that September 9, 2016 would be Laura's last day with the city.

Mayor Broderson reminded everyone of her Coffee with the Mayor scheduled for September 24, 2016 at Elly's Tea and Coffee House beginning at 9:00 a.m. She also reminded those who have puzzles for the Veterans Hospital to leave them in her office at City Hall.

Councilmember Harvey moved the meeting be adjourned at 7:40 p.m.

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Gregg Mandsager, City Administrator