

MINUTES
August 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

Excused: Jordan Pahl and Steve Nienhaus

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

Also: Wesley Stalkfleet

Chairperson Larry Wolf opened the meeting at 5:30 p.m.

Minutes: Staff reported that the minutes from the previous meeting were incomplete and would be submitted at a future meeting.

Utility Easement Vacations:

V-123-16 – RBW Enterprises – Lots 6 & 7 Riverbend Fifth Addition – 3500 Diana Queen Drive

Wesley Stalkfleet of RBW Enterprises was present to discuss the request. Mr. Stalkfleet provided a lot plat and plans for the proposed group home he wants to construct. He explained that he would like to construct a building that will cross the property line by 10 feet. As a result, they must combine the two lots. Stalkfleet added that he is looking to purchase the remaining five lots over time and build similar group homes on those as well. Sayles asked how many people would live in the group home. Stalkfleet advised that this would be an elder group home regulated by the State of Iowa. State regulations allow a maximum of five people excluding the property manager/care provider. He stated that their goal is to provide care in a home environment. This will be a strictly memory care unit. Wolf asked if there would be a property manager or director on-site. Stalkfleet replied there would be a manager on site as a State requirement. Fangman noted that the five (5) foot utility easements will remain on the perimeter. He advised that staff had received one call prior to the meeting. The caller expressed concerns about the look of the proposed structure with a one-stall garage. They wanted a two-car garage constructed. Sayles motioned to approve the request; seconded by Conway. All ayes, motioned carried.

V-124-16 – John Krieger – Lots 3, 4, & 5 Riverbend Second Addition – 3420 Clermont Drive

Tiarr Sweere of Stanley, Lande, & Hunter, attorney for Jim Krieger, was present to discuss the request. Ms. Sweere advised that her client was purchasing three lots and wanted to build a home in the center. Fangman noted that this was a routine procedure and many lots in this area had been combined with interior utility easements vacated. Hansen motioned to approve the request; seconded by Sayles. All ayes, motioned carried.

Adjourn.

Respectfully Submitted,

Andrew Fangman, Secretary
City Planner

ATTEST:

Larry Wolf, Chairperson
Planning & Zoning Commission