

MINUTES
June 13, 2017 – 5:30 p.m.
Planning and Zoning Commission
Muscatine City Hall
City Council Chambers

Present: Jodi Hansen, John Sayles, Steve Nienhaus, Wendi Ingram, and Gary Mowl.

Excused: Jordan Pahl and Rochelle Conway.

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

Also: Gary Allison and James Bartenhagen.

Chairperson Jodi Hansen opened the meeting at 5:30 p.m.

Minutes:

Sayles motioned to approve minutes from the following meetings: April 12, 2016, June 14, 2016, August 9, 2016, October 11, 2016, May 9, 2017, and May 25, 2017; seconded by Nienhaus. All ayes, motion carried.

Subdivisions:

Subdivision Case #PZS 3-051617– J&J Subdivision – James and Julie Bartenhagen – 1 lot – 23.61 Acres – 2600 block of Crimson Avenue – Unincorporated Muscatine County

Attorney Gary Allison, 710 W. 2nd Street, was present to discuss the request to split the current property into two lots. Mr. Allison indicated that he represents both parties, James and Julie Bartenhagen and Mike and Diane Riggan. He explained that Mr. Bartenhagen is retiring and would like to keep the house. Mr. Riggan will continue farming the ground. Sayles asked the status of the subdivision request at the County level. Allison replied that the request has been approved by the County's Planning & Zoning Commission and it is on the agenda for the Muscatine County Board of Supervisors review. Mowl motioned to approve the subdivision request; seconded by Ingram. All ayes, motioned carried.

Subdivision Case #PZS 4-0607171– River Valley Tanks Subdivision – Dennis Hetzler – 1 lot – .36 Acres – 1,400 feet south of the Highway 38/170th Street intersection – Unincorporated Muscatine County

Denny Hetzler, 1671 Highway 38, was present to discuss his request. Mr. Hetzler explained that owns both parcels in the proposed subdivision. He has an offer to purchase the farm ground. River Valley leases the property that he wants to subdivide. He currently maintains this property but the buyer doesn't want to maintain the River Valley lot. If split, Hetzler will continue to maintain the River Valley lot as part of their lease agreement. Sayles asked the status of the subdivision request at the County level. Hetzler replied that the request has been approved by the County's Planning & Zoning Commission and it is on the agenda for the Muscatine County Board of Supervisors review. Nienhaus motioned to approve the subdivision request; seconded by Sayles. All ayes, motioned carried.

Other:

Election of Officers

Sayles motioned for Hansen to remain as chairperson and Nienhaus to serve as vice chairperson; seconded by Ingram. All ayes, motion carried.

Adjourn.

Respectfully Submitted,

Andrew Fangman, Secretary
City Planner

ATTEST:

Jodi Hansen, Chairperson
Planning & Zoning Commission