

MINUTES
July 10, 2018 – 5:30 p.m.
Planning and Zoning Commission
Muscatine City Hall
City Council Chambers

Present: Steve Nienhaus, John Sayles, Rochelle Conway, Andrew Anderson, Wendi Ingram, and Robert McFadden

Excused: Jodi Hansen

Staff: Andrew Fangman, City Planner, Community Development
Christa Bailey, Office Coordinator, Community Development

Chairperson Steve Nienhaus opened the meeting at 5:30 p.m and read the Mission Statement.

Minutes:

John Sayles motioned to approve the minutes submitted for the May 8, 2018 and June 12, 2018 meetings; seconded by Rochelle Conway. All ayes, motion carried.

Utility Easement Vacation:

Utility Easement Vacation– University Storage LLC – Lots 4B and 4C Sunrise Subdivision and Lot 1 of University Subdivision – University Drive

Chuck Coulter, 119 Sycamore St Suite 200, was present to discuss the request on Clark Johnson’s behalf. Clark Johnson is requesting 3 vacation easements because he wants to add more storage units and the request of vacation easements would allow him to be able to place the units closer to the property line. Robert McFadden asked Andrew Fangman what the staff recommendation is. Fangman replied that staff recommends. Andrew Anderson motioned to approve the utility easement vacation; Wendi Ingram seconded. All ayes, motioned carried.

Preliminary/Final Development Plan:

Preliminary/Final Development Plan– Oak Park Development – 1 Lot – 10.22 Acres – Multi-Family Dwelling (48 units, 16 tri-plexes) – Parcel #0826226005 – Northwest Corner of Isett Avenue and Blaine Street

Chris Ales, 1101 W 9th St Davenport, IA, was present to discuss the request. Ales explained that he plans to construct 48 senior apartments and he went through the process to have it rezoned last fall. Ales stated that he has making reasonable efforts to address neighboring concerns. Andrew Anderson questioned Ales about the types of concerns the neighbors have had. Ales responded the neighbors have asked about screening and as a result he plans to add trees for screening but once the lot is graded he will be able to identify specific locations for the trees. Anderson asked if the plans had been sent to the neighbors. Ales answered yes if they had requested to see them. John Sayles asked about the height of the trees or shrubs that will be used for screening. Andrew Fangman explained that a 3-inch diameter of the tree trunk is required but the height can vary based on the type of tree. Wendi Ingram asked for Ales to explain the water runoff situation. Ricky Teed of 1516 Sunrise Cir Muscatine, IA with Martin & Whitacre explained that it is roughly an 11-acre site and they are going to split the runoff between Blaine St, Isett Ave, and a north-easterly retention pond. The current runoff will be reduced by about half towards Blaine St as they will be sending most of the runoff to the retention pond. There are plans for a new stormwater route to the creek and they will have bioswales and foot tall check dams. There will also be sub drains that will help reroute the runoff to the retention pond area. Robert McFadden asked about their plans in the case of a 10-foot snow situation, where will the runoff go? Teed explained there will be a boulevard area for snow to sit and then depending on where it is, it will runoff the same as the stormwater. Ingram questioned whether the reduction towards Blaine St is by amount of size. Teed explained it is by amount. Anderson asked if retention pond hits a certain height is that the point at which it will drain into the creek? Teed answered yes there are 3 different levels with 3 different runoff plans.

Jane Daufeldt, 2223 5th Ave, spoke to share concerns of her own and from her neighbors Denny Jens of 2219 5th Ave and Jerry Ewers of 2211th Ave. Jens has concerns about there being only 15 feet between two buildings which can make it appear as a six-plex. Ewers wants to request a discussion of the sidewalks, curbs, and gutters. He would like the sidewalks

to extend to 5th Ave because there are no current sidewalks. Daufeldt also discussed the desire for the curbs, gutters, and sidewalks to be done on the entire street as there are a lot of walkers and children. Daufeldt explained that she had discussed with Chris Ales the types of trees she would prefer because she is worried about small trees being destroyed by deer. Daufeldt also mentioned that she would prefer the swales to be rock. Steve Nienhaus asked about whether there are any plans for a new sidewalk from the edge of the property to 5th Ave. Teed explained that it is in the bid as an alternate in case the city has funds for the sidewalk. Chris Ales expanded on Teed's statement that the new sidewalk would not be on his property so he will not be completing the sidewalk but will gladly pass on the bid amount for the work to the city.

Kurt Zimmerman of 2402 Isett Ave asked if the project would include putting a catch basin on his property. Steve Nienhaus asked if Zimmerman was referring to water runoff from Isett to his property. Zimmerman responded yes. Nienhaus explained that the water isn't coming from Ales' property so it is not really their issue. Teed showed the plans to Zimmerman and explained that they will be adding an additional intake north of Zimmerman's driveway. Zimmerman asked if they would be digging a new ditch with a culvert. Teed stated that is a separate issue, the existing culvert will remain but will be replaced. If they were to remove it, it would cause more flooding. But with all the runoff diversions it should reduce the amount of water currently coming to their property. Zimmerman added some comments about adding a bigger pipe to reduce it even more and then asked if there will be pushes around the retention pond which Ales answered yes. Nienhaus asked Andrew Fangman what the staff recommendation is. Fangman replied that the Planning and Zoning Commission is tasked to decide whether the plans are of good and sound ideas and to supply recommendations of changes. Staff is recommending the project to be approved as it has been through the full site plan review process. Fangman also suggested that the new sidewalk could be part of the yearly City sidewalk program. Anderson asked the value of adding a note for the city council to have the sidewalk be done through the yearly program. Robert McFadden asked how many feet of sidewalk it would be and Fangman answered 150 feet. Daufeldt stated that she would like to have the commission send request to city council to complete the sidewalk on the entire street. Ales stated that he would prefer that the entire sidewalk being completed not be a condition pertaining to his project.

Chuck Beckman of 2135 5th Ave expressed his concern with the heavy equipment potentially ruining Blaine St as it is already in bad condition. Reed told him that they could make the construction entrance off of Isett to avoid that situation. Anderson questioned if Blaine St were to be redone would gutters and curbs be on both sides? Jim Edgmond, City Engineer, of 205 Cook St noted that the future traffic is not a foreseeable large amount so he imagines that the city will mill it up and have the soft spots fixed. It would be a substantial amount of work and money to add gutters and curbs to both sides as they would have to relocate the storm/sewer to the south side of the street.

Daufeldt asked if Ales were to be adjusted to have the buildings farther away would the whole process be negated. Fangman stated that it can be adjusted but 15 feet is within code standards. Ales said that he is willing to move the buildings farther apart but he does not want to restart the process. Fangman said if he makes the adjustment before it goes to city council then he will not have to start over. Andrew Anderson motioned to approve the preliminary/final development plan of Oak Park Development with the recommendation to request council to complete the sidewalk to 5th Ave through the city sidewalk program; Rochelle Conway seconded. All ayes, motioned carried.

Election of officers:

Steve Nienhaus suggested a motion to wait until all members are present for the election of the officers. Robert McFadden motioned; Wendi Ingram seconded. All ayes, motioned carried.

Meeting adjourned.

ATTEST:

Respectfully Submitted,

Steve Nienhaus, Chairperson
Planning & Zoning Commission

Andrew Fangman, Secretary
City Planner