

**MINUTES**  
**June 14, 2011 – 5:30 p.m.**  
**Planning and Zoning Commission**  
**Muscatine City Hall**  
**City Council Chambers**

**Present:** Chairperson Dawnese Openshaw, John Sayles, Allen Harvey, George Fisher, Larry Koehrsen, David Colton, and Rochelle Conway.

**Staff:** Steven Boka, Director of Community Development,  
Andrew Fangman, City Planner, Community Development,  
Stephanie Oien, Office Coordinator, Community Development.

**Also:** Devin Pettit and Nathan Mather.

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

**Minutes:** The minutes of the April 12, 2011, regular meeting were approved on a motion by Commissioner Harvey; second by Commissioner Fisher. All ayes, motion carried.

**Subdivision:**

**Preliminary Plat – Piazza Bella Subdivision – 3 Lots – 13 acres – off Highway 38 – Claudio Vitale.** Alpha Morehouse, 3812 Park Avenue West, asked if a zoning change would be needed. Morehouse also questioned if there were any long term plans laid out for sewer and the number of units to be added. Boka replied, at this time, the lots are to be sold for commercial use. There has been no proposal for residential development. Commissioner Fisher made a motion to schedule an on-site visit; seconded by Commissioner Sales. All ayes, motion carried.

**Vacations:**

**Alley remnant located in Block 29 of the Mill Street Addition to South Muscatine – 0.028 acres – off Pearl Street – T.L.W. Corporation.** Attorney Nathan Mather, 2310 Imperial Oaks, was present to discuss the request. Commissioner Koehrsen asked if the alley ever went through the property. Mather noted that the remainder of the alley right-of-way is owned by T.L.W. Boka recalled that there used to be a house near this remnant that had alley access so this portion was not sold in the previous transaction. Harvey motioned to approve the request as submitted, seconded by Fisher. All ayes, motion carried.

**Zoning:**

**R-3 to C-1 Zoning – 1421 Park Avenue – Approximately 78,000 square feet – City of Muscatine.** Harvey asked if the surrounding property is C-1. Boka responded that properties to the north are zoned C-1. Properties to the south are R-3, which includes Muscatine Community College campus. The Armory was constructed in 1949 and predated the Zoning Ordinance. The Comprehensive Plan calls for commercial use in this

area. Sayles asked if the properties located across from the Armory are also zoned C-1. Boka confirmed that they are. Harvey noted there was no need for a site visit. Harvey motioned to approve the request without a site visit; seconded by Sayles. All ayes, motion carried.

**Other Business:**

**Comprehensive Plan Update – Andrew Fangman.** City Planner Andrew Fangman provided an update on his work updating the Comprehensive Plan.

Adjourn.

Respectfully Submitted,

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Steven Boka, Secretary  
Director of Community Development

ATTEST:

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Dawnese Openshaw, Chairperson  
Planning & Zoning Commission