

MINUTES
August 13, 2019 – 5:30 p.m.
Planning and Zoning Commission
Muscatine City Hall
City Council Chambers

Present: Andrew Anderson, Jodi Hansen, Rochelle Conway, and Robert McFadden,

Excused: Wendi Ingram and Steve Nienhaus

Staff: Andrew Fangman, Assistant Community Development Director, Community Development
Lindsay Whitson, Planner, Community Development

Chairperson Jodi Hansen opened the meeting and read the mission statement.

Minutes:

Mr. Anderson moved to approve the minutes, and Ms. Conway seconded the motion. All ayes, motion carried.

Subdivision:

PZS #16 – Tulip Subdivision, Tulip Enterprises, LLC – 2 Lots – 2300 Park Avenue – 0.96 Acres

David Chanez, resident of 6720 Brookview Lane, Davenport, IA 52806 and representative of Stanley, Lande & Hunter, outlined the purpose of the proposed subdivision is to create two individual lots. Mr. Chanez explained that there is an easement that will allow both businesses to have full access to the entrance and entire parking lot. The current parcel located at 2300 Park Avenue contains two buildings with a separate business operating in each building. Mr. Fangman noted that staff reviewed and recommends the proposed subdivision to create two individual lots, one for each building/business. Mr. McFadden motioned to approve the two lot subdivision; seconded by Ms. Conway. All ayes, motion carried.

Utility Easement Vacations:

PZVE-9 – White Distribution & Supply – 3702 Park Avenue West & 3811 Park Avenue West

John Eichelberger, 2324 Burlington Road, spoke on behalf of White Distribution & Supply regarding a utility easement vacation plat at 3702 Park Avenue West and 3811 Park Avenue West. Mr. Eichelberger explained the request is to vacate a 10' wide utility easement at 3702 Park Avenue West and a 6' wide easement at 3811 Park Avenue West, that are utility easements that encroach on existing buildings. Mr. Fangman stated that staff recommends approval since the utility easements being proposed for vacation serve no useful purpose. Mr. Anderson motioned to approve the request to vacate certain utilities; seconded by Mr. McFadden. All ayes, motion carried.

PZVE-10 – University Storage LLC – Lots 4B and 4C of Sunrise Subdivision (East of University Drive)

Chuck Coulter spoke on behalf of University Storage LLC, who submitted a utility easement vacation plat that would vacate a 15' wide utility easement that is comprised of two adjoining 7.5' utility easements on Lots 4B and 4C of Sunrise Subdivision. The intent is to vacate unused and unneeded utility easements and allow for development across the boundary between Lots 4B and 4C. The applicant stated that they are also proposing to dedicate a 25' wide easement, along the south edge of Lot 4C, to accommodate the construction of a storm sewer line and any other potential future utility extensions. Mr. Fangman noted that staff recommends approval. Ms. Conway motioned to approve the request; seconded by Mr. Anderson. All ayes, motion carried.

Right of Way Vacations:

PZVROW-4 – Ken and Dana Larue – 922 Hancock Street (Portions of Hancock Street and Lake Boulevard Right of Way)

Ken Larue, owner and operator of Non-Emergency Medical Transport, located at 922 Hancock Street, was present to discuss his request for a right of way vacation. The right of way request is on Hancock Street and Lake Park Boulevard, in three separate areas, all of which directly adjoin to their current property located at 922 Hancock Street. The intent is to construct a new building and other site improvements that accommodate the parking of their business vehicles. The acquisition of this right of way would allow more flexibility in designing a site layout for the relocation of their parking area. Mr. Larue stated that he is working with Martin & Whitacre Surveyors and Engineers regarding the preliminary site plan.

John Perrin, 911 Hancock Street, resides directly across the street from Mr. and Mrs. Larue. Mr. Perrin voiced his concern questioning what all the Larue's would be able to do with their property if the requested right of ways are acquired. He stated that there has been a high volume of traffic, large amounts of trash, shining lights, and a loss of on-street parking spaces because of the Larue's business. Mr. Fangman provided an overview of the right of way vacation process in which the Planning & Zoning Commission recommends approval to the City Council to take action. City staff will also be reviewing and authorizing a submitted site plan in which the appropriate modifications must be implemented prior to final approval.

Mr. McFadden asked if all vehicles would be able to be parked in the new garage. Mr. Larue said yes, all work vehicles will be stored in the garage. Mr. Perrin stated that he is concerned about the entering and exiting of the vehicles that belong to the staff and where they will park. Mr. Larue stated that when their property was rezoned to commercial, there were three public meetings held where members of the public could have voiced concerns and that they are willing and wanting to work with neighbors. Mr. Fangman assured that the appropriate steps would be taken prior to authorizing the site plan. Mr. Fangman stated that staff recommends the vacation of the requested right of ways. Mr. Anderson motioned to approve the request; seconded by Ms. Conway. All ayes, motion carried.

PZVROW-5 – Various Property Owners – Brier Street and Adjoining Alley

Jeff Sorenson, 620 Wier Street, stated that the City of Muscatine has filed for the vacation of the right of way compromising of Brier Street and portion of the adjoining alley. If approved by City Council, the intent is for the City of Muscatine to convey the vacated right of way to the adjoining property owner. Mr. Fangman stated that staff recommends approval of the request, as the right of way being proposed for vacation serves no useful public purpose. Ms. Conway motioned to approve the request; seconded by Mr. Anderson. All ayes, motion carried.

Zoning Ordinance:

An Ordinance Amending Title 10, Chapter 24, Nonconforming Regulations (Continuation from July 9th Meeting)

Due to a time constraint and wanting more members of the Planning and Zoning Commission to be present, it was determined that a discussion of Title 10, Chapter 24 would be tabled until the next Planning and Zoning Commission meeting. Mr. McFadden motioned to approve the request; Ms. Conway seconded. All ayes, motion carried.

Meeting adjourned.

ATTEST:

Respectfully Submitted,

Jodi Hansen, Chairperson
Planning & Zoning Commission

Andrew Fangman, Secretary
Assistant Community Development Director