

MINUTES
November 12, 2019 – 5:30 p.m.
Planning and Zoning Commission
Muscatine City Hall
City Council Chambers

Present: Andrew Anderson, Kayla Bendorf, Rochelle Conway, Jodi Hansen, Wendi Ingram, and Robert McFadden,

Excused: 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:

Ms. Ingram stated that the minutes for the October 8, 2019 were incorrect. The minutes stated that Ms. Hansen read the missions statement, although she was absent from the meeting. Ms. Ingram motioned to approve the minutes with the necessary edit, and Ms. Conway seconded the motion. All ayes, motion carried.

Subdivision:

PZS #18 – Ripley’s Addition Part One, Ripley’s Development Corp. – 6 Lots – Ripley’s Mobile Home Park, U.S. 61– 8.275 Acres

David Ripley, owner of Ripley’s Development Corp., was present to discuss his submitted combined preliminary/final plat for a six-lot subdivision, on the eastern edge of the existing Ripley Mobile Home Park. Mr. Fangman shared that staff recommends approval. Ms. Ingram motioned to approve the subdivision; Mr. McFadden seconded.

Zoning Ordinance:

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

A discussion on the proposed amendments to Title 10, Chapter 24 was continued from the July 9, 2019 meeting. Mr. Fangman discussed that the ordinance update would have three major changes. The first being that single-family houses that are more than 50% damaged, no longer are required to request a variance to rebuild. Meeting city setbacks would still be required. Mr. Fangman reiterated that this is only for single-family houses, as multi-family units have more adverse effects on other households. There was a consensus from that Board that this edit would be approved.

Secondly, Mr. Fangman discussed non-conforming parking lots and language in code to have them hard-surfaced. Ms. Ingram asked if this would include churches and Mr. Fangman replied with yes. Ms. Hansen asked if other cities were researched. Mr. Fangman stated that yes, the edits being suggested were approaches that other cities have taken. The proposed uses of the Ripley Addition Part One include the continuation of existing mobile home park operations and sales on the north portion of the proposed subdivision, continued operation of the existing convenience store, and the creation of additional lots for sale or lease. ne to be able to easily and fairly enforce such codes. Mr. McFadden asked what is done if someone or a company is not in compliance? Mr. Fangman replied that they would have a civil fine. If the fine is not paid, they could be held in contempt of court. Mr. McFadden suggested altering the language to address a percentage or square footage of parking spaces so that smaller business do not greatly suffer. The Board confirmed that at the next meeting they would like to see a further break down of language relating to how percentages of lots or square footage of parking spaces could be implemented.

Ms. Hansen reiterated that the Board will review the whole document again, and Mr. Fangman will bring the suggested changes to the next meeting. Any questions and suggestions should be emailed to Mr. Fangman prior to the next meeting.

Mr. Anderson motioned to adjourn the meeting, and Mr. McFadden seconded the motion. All ayes, motion carried.

ATTEST:

Respectfully Submitted,

Jodi Hansen, Chairperson
Planning & Zoning Commission

Andrew Fangman, Secretary
Assistant Community Development Director