

**MINUTES**  
**October 11, 2011 – 5:30 p.m.**  
**Planning and Zoning Commission**  
**Muscatine City Hall**  
**City Council Chambers**

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

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

**Also:** Devin Pettit, Jason Harder, and Craig Oppel.

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

**Minutes:** The minutes of the August 9, 2011, regular meeting were approved on a motion by Commissioner Harvey; second by Commissioner Fisher. All ayes, motion carried.

**Subdivision:**

**Preliminary/Final Plat – Ripley Addition Part One – 3-lots – 8.25 Acres – Highway 61– Muscatine County – Jason Harder.** Jason Harder of 2763 Oak Drive was present to discuss his request. Lot 2 will be conveyed back to Ripley’s Development Corporation in an effort to clean up the original property purchase. Currently, Casey’s leases the land from Ripley. Steve Boka noted that the subdivision had been reviewed and approved by Muscatine County but must also receive approval of the City prior to it being recorded. Commissioner Harvey asked if there was a need to discuss sidewalk requirements. Boka stated there are no concerns about sidewalks as there is no proposed development. Commissioner Koehrsen motioned to approve the preliminary and final plat; seconded by Commissioner Fisher. All ayes, motion carried.

**Vacation:**

**Vacation of Existing Utility Easement and Platting of New Utility Easements – Lots 32, 33 & 24 in Riverbend’s Second Addition – Paul & Tammi Drawbaugh.** Craig Oppel, attorney for Paul and Tammi Drawbaugh, was present to discuss the request. Oppel explained that the Drawbaughs intend to split lot 33 and create a utility easement on the new common line between lots 32 and 34 of Riverbend Second Addition. To do so, the existing utility easements located between lots 32, 33, and 34 should to be vacated. The vacation of existing easements is expected to permit development across the newly divided parcel. Currently, they have an offer to purchase with Central State Bank. Commissioner Sayles motioned to approve the request as submitted, seconded by Commissioner Fisher. All ayes, motion carried.

**Other Business:**

**Comprehensive Plan Update – Andrew Fangman.** City Planner Andrew Fangman provided the status of his work updating the Comprehensive Plan. Commission members were asked to provide input and suggestions. Much discussion followed.

Adjourn.

Respectfully Submitted,

---

Steven Boka, Secretary  
Director of Community Development

ATTEST:

---

Dawnese Openshaw, Chairperson  
Planning & Zoning Commission