

**MINUTES**  
**August 14, 2012 – 5:30 p.m.**  
**Planning and Zoning Commission**  
**Muscatine City Hall**  
**City Council Chambers**

**Present:** Rochelle Conway, Allen Harvey, Larry Wolf, George Fisher, Dyann Roby, and David Colton.

**Excused:** Jane Reischauer.

**Staff:** Steven Boka, Director of Community Development  
Stephanie Oien, Office Coordinator, Community Development,

**Also:** Devin Pettit and Bob Miller.

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

**Minutes:** The minutes of the June 12, 2012, regular meeting were approved on a motion by Commissioner Roby; second by Commissioner Harvey. All ayes, motion carried.

**Subdivision:**

**Miller-Deahr Farm Subdivision – Preliminary/Final Plat - 3 Lots – 4 Lot Preliminary/Final Plat-46.444 Acres - On Bayfield Road – Robert C. Miller – Muscatine County Subdivision.** Bob Miller was present to discuss the request. Commission members conducted an on-site meeting on August 8. Members had no questions. On a motion by Commissioner Conway and seconded by Commissioner Roby, the subdivision request was approved as submitted.

**LBM/Phelps Subdivision – Preliminary/Final Plat – A Replat of Lot 2 – A Subdivision of Parcels “C” & “D”- Off Hershey Avenue – LBM Storage, LLC.** Boka asked Commission members if they would like to schedule an on-site visit for this request. Members chose to place the item on the September agenda for action. There was some discussion as to whether the members would like to have staff routinely schedule site visits prior to action on requests. After much discussion it was determined that the majority of members were comfortable to visit sites on their own. Staff was instructed to notify adjacent property owners immediately and place requests on the agenda for action. It was suggested that staff could recommend site visits if thought to be necessary.

**Utility Easement Vacation:**

**Vacation of unused public property originally intended for a walkway in the vicinity of Myrtle Lane and Mulberry Avenue – Sal LoBianco.** No one was present. Sal LoBianco was traveling and available by phone if needed. Commission members conducted an on-site meeting on August 8. Boka noted that adjacent property owners had been notified by the City. No one has expressed interest in purchasing the right-of-way.

On a motion by Commissioner Roby and seconded by Commissioner Colton, the vacation request was approved as submitted.

**Other Business:**

**Election of Officers.** Commissioner Harvey proposed that Commissioner Fisher continue serving as chairperson; seconded by Conway. All ayes, motion carried. Fisher proposed that Harvey serve as vice chairperson; seconded by Roby. All ayes, motion carried.

Adjourn.

Respectfully Submitted,

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Steven Boka, Secretary  
Director of Community Development

ATTEST:

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George Fisher, Chairperson  
Planning & Zoning Commission