

**MINUTES**  
**September 11, 2012 – 5:30 p.m.**  
**Planning and Zoning Commission**  
**Muscatine City Hall**  
**City Council Chambers**

**Present:** George Fisher, Larry Wolf, David Colton, Dyann Roby, Jane Reischauer.

**Excused:** Rochelle Conway.

**Staff:** Steven Boka, Director of Community Development  
Andrew Fangman, City Planner, Community Development,

**Also:** Stacey Eberhard and Gary Carlson

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

**Minutes:** The minutes of the August 14, 2012, regular meeting were approved on a motion All ayes, motion carried.

**Alley Vacation:**

**Right-of-Way Vacation Plat for a Portion of Alley #1 Located off of Mulberry Ave–HNI Corp.** Gary Carlson representing HNI Corp explained that HNI owns all the adjoining property to this portion of Alley #1, including a portion of Alley #1 previously vacated and sold to HNI. There is an ingress-egress easement that extends from this portion of Alley #1 to two residences that fronts Mississippi Drive. The current utility easements and access easements for the home along Mississippi Drive easements will remain in place. HNI intends to construct and then maintain the vacated alley as an access route to a parking lot. Mr. Carlson further explained that this request was related to a \$20 million expansion project at the Oak Laminate Plant. The alley vacation request was unanimously approved as submitted.

**Utility Easement Vacation:**

**Vacation of Utility Easements – Clermont Drive.** Stacy Eberhard explained her request to vacate a 10 feet wide utility easement, composed of two adjoining 5' utility easements located on Lot 21 and Lot 22 of the Riverbend Second Addition. A commission member asked her what was the purpose of this request. Ms. Eberhard explained that she wished to combine the two lots and construct a home where the common lot line easements requested for vacation currently are located. The utility easement vacation request was unanimously approved as submitted.

**Annexation:**

**Voluntary Annexation – Ripley's Mobile Home Park and Nearby Areas**

Andrew Fangman explained that the proposed annexation relates to an agreement with Ripley's Inc. to extend sanitary gravity sewer from Park Avenue West to Ripley's Mobile

Home Park. The mobile home park is under court order to modify their existing failing lagoon system to meet regulations established by the Iowa Department of Natural Resources. Options to extend this sanitary sewer were reviewed, including a pump station, but the recommendation from staff and engineers focused on utilizing gravity flow to the existing Mad Creek line. This agreement also included a voluntary annexation agreement. Voluntary annexation agreements have also been signed with four other property owners whose property the new sewer line will flow through or could easily be served by it. This annexation would add approximately 370.7 acres, 22 parcels, and 865 people to the City of Muscatine. The commission voted unanimously to recommended approval of this proposed annexation.

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