

MINUTES
June 12, 2012 – 5:30 p.m.
Planning and Zoning Commission
Muscatine City Hall
City Council Chambers

Present: Rochelle Conway, Allen Harvey, John Sayles and Larry Koehrsen.

Excused: George Fisher, Dyann Roby and David Colton.

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

Also: Attorney Stephen Kundel, Brian Wegner and Rob Waddle.

Acting Chairperson John Sayles opened the meeting at 5:30 p.m. and read the Mission Statement.

Minutes: The minutes of the March 13, 2012, regular meeting were approved on a motion by Commissioner Koehrsen; second by Commissioner Conway. All ayes, motion carried.

Subdivision:

Lake View Estates – 1 Lot Re-Plat Preliminary/Final Plat – 3.013 Acres – on Tipton Road – Brain Wegner – Muscatine County Subdivision. Attorney Kundel was present to discuss the request. Kundel explained that Wegner has agreed to purchase and combine the southerly 75 feet of the parcel located immediately north of (Lot 1) the property he owns to provide a larger building site for a new home. Wegner also needs to vacate an existing utility easement and receive approval of the County Board of Supervisors. The Planning Commission is requested to review and approve the request since it is located in the unincorporated area of Muscatine County, but within 2 miles of the City Limits, which requires city approval as well. The Commission conducted an on-site viewing of this request on June 6th. On a motion by Commissioner Koehrsen and seconded by Commissioner Conway, the subdivision request was approved as submitted.

Utility Easement Vacation:

1421 Park Avenue (Old Armory Property) – Vacation of a MPW Easement – Olsson Associates on behalf of Kum & Go. Rob Waddley was present to represent Kum & Go on the request. Waddley explained the recent purchase of two contiguous properties has resulted in the need to vacate an existing easement between the two prior to construction of a new store on the property. Commissioners reviewed the request and Boka provided further information regarding the sale of the former Armory property to Kum & Go and the proposed future impacts on the site related to the improvements on Colorado Street. Following further review and discussion. Commissioner Harvey moved to approve to utility request as amended to show a vacation of the existing easement between the two properties and an interior diagonal easement on the Armory property. Second by Commissioner Koehrsen. The request was approved as shown on the amended plat.

Other Business:

Comprehensive Plan Update – Andrew Fangman. City Planner Andrew Fangman gave a brief overview of the upcoming neighborhood meetings for the update to the Comprehensive Plan. Commission members were invited to attend any (or all) of the meetings to provide input and suggestions. Some discussion followed.

Outgoing Commissioners Koehrsen (5 years) and Sayles (10years) were recognized for their years of service to the city and their outstanding service on the Commission.

Adjourn.

Respectfully Submitted,

Steven Boka, Secretary
Director of Community Development

ATTEST:

John Sayles, Vice Chairperson
Planning & Zoning Commission