

MINUTES
July 14, 2015 – 5:30 p.m.
Planning and Zoning Commission
Muscatine City Hall
City Council Chambers

Present: Rochelle Conway, John Sayles, Allen Harvey, David Colton, Dyann Roby, and Jodi Hansen.

Excused: Larry Wolf.

Staff: Andrew Fangman, City Planner, Community Development
Adam Thompson, Community Development Coordinator, Community Development
Dave Gobin, Community Development Director
Stephanie Oien, Office Coordinator, Community Development

Also: Devin Pettit and Steve Allchin.

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

Minutes: Minutes from April 14, 2015, were not available. Staff noted they would be submitted at the next meeting.

Subdivisions:

Avalon Subdivision – Steve and Cynthia Allchin – 3 lots – 1.55 Acres – Northeast of the northeast corner of the Hershey Avenue/Fletcher Street intersection

Steve Allchin, 2861 Rolling Meadow Lane, was present to discuss the request. Mr. Allchin advised that he owns a 4-plex at 2205 Hershey Avenue. He explained that there is sufficient frontage on Hershey Avenue for an additional building. Development plans include a shared parking area between the buildings. Allen Harvey asked why there was a departure from the original plan (which included multiple buildings). Allchin replied that feedback with concerns about the watershed and the additional studies needed prompted him to pull back to one building. He advised that he would still like to proceed with one building. Harvey asked if the new building access off Hershey Avenue would be the same as existing or similar. Allchin responded both buildings will use the same driveway. Roby asked if parking would be provided. Allchin noted that he is working with Martin & Whitacre on the plan and they will be able to provide sufficient parking. Harvey questioned if labeling the remainder of the property in the subdivision as Outlot A would limit future development. Fangman explained that the label was more to show intent and shouldn't preclude development. Harvey asked if site plan review was needed. Fangman answered that any development other than a single family residence requires it. Sayles asked to abstain from the vote as he and Mr. Allchin have prior work history. Roby motioned to approve the subdivision as submitted; second by Conway. All ayes, motion carried.

New Zoning Ordinance

Fangman presented the proposed sign ordinance. He noted that there are no radical changes but the proposed ordinance is more user friendly. One change includes a sign maintenance requirement. Harvey asked if there was an issue in policing sign repair. Fangman replied that he was not actively seeking more work for staff and most likely a reactive approach would be taken. Thompson noted this is a tool for enforcement. The biggest change focuses on temporary sign regulations. Fangman advised that a Supreme Court ruling in June requires more content neutrality. Harvey asked if there was definition of a sign and if inflatable with no script would be included. Fangman asked the Commission for their input on inflatables and if they should be treated the same as temporary signs. Sayles suggested adding inflatables to the sign definition. Discussion about temporary sign permitting included not requiring a permit, permits issued in Community Development, and the possibility of self-registration on the City's website. Hansen pointed out that it would be difficult to enforce the 60 day wait period without any sort of registration requirement. Harvey asked the rationale behind the 60 day wait time between temporary signs. Fangman explained that works out to about four times a year businesses could have

the additional temporary signs. He added that the idea to have temporary signs used infrequently. Those who want these more frequently would be encouraged to install signs with changeable copy. Concerns were raised about 60 days being too long of a wait period. After much discussion, Commission members settled on a 45 day wait period between temporary signs. Harvey expressed concern of establishing regulations without enforcement. Thompson stated that there needs to be regulations in place so that they can be enforced. Fangman acknowledged that current code enforcement staff is overwhelmed with complaints and sign enforcement would likely be on a complaint basis. Harvey asked about setting a time for real estate and employment signs to be removed. Fangman stated those were self-regulating. He advised that the proposed ordinance will be sent to the City Attorney.

Fangman presented the draft of the Bike and Pedestrian Master Plan. He explained that this plan fills Comprehensive Plan and Blue Zones goals. He asked for feedback on the maps presented. There was much discussion about the sidewalks on University Drive. Fangman stated that the City wants to encourage travel on the trails because it is a safer option. He added that City Council has allocated \$50,000 to work on sidewalks.

Adjourn.

Respectfully Submitted,

Andrew Fangman, Secretary
City Planner

ATTEST:

Allen Harvey, Chairperson
Planning & Zoning Commission