

**MINUTES**  
**May 9, 2017 – 5:30 p.m.**  
**Planning and Zoning Commission**  
**Muscatine City Hall**  
**City Council Chambers**

**Present:** Rochelle Conway, Jodi Hansen, Wendi Ingram, Gary Mowl, Jordan Pahl, and John Sayles.

**Excused:** Steve Nienhaus.

**Staff:** Andrew Fangman, City Planner, Community Development  
Stephanie Oien, Office Coordinator, Community Development

**Also:** Tom and Ann Meeker, Vicki Jasiotta, and Steve Kundel.

Vice Chairperson Jodi Hansen opened the meeting at 5:30 p.m.

**Subdivision:**

**Subdivision Case # PZS 2-050117 • Norma Jean Acres Subdivision • Albert Meyer • 1 lot • 4.6 Acres • 170th Street • Unincorporated Muscatine County**

Attorney Steve Kundel advised that the property owners wish to split off the farmhouse to sell to a family member. Mr. Kundel advised that the subdivision request has been approved by County Planning & Zoning. Conway motioned to approve the subdivision request; seconded by Ingram. All ayes, motioned carried.

**Development Plan:**

**Development Plan Revision • Muscatine Downtown Investors LLC (Tom & Ann Meeker) • 610 Maiden Lane (former Washington Elementary School)**

Fangman reminded the Commission that this property was re-zoned in December 2016 to S-1, a result of Commission recommendation and City Council action. The S-1 Zoning District allows a broad range of uses but requires a development plan. Any changes to an approved development plan requires a revision to be brought before the Commission and subsequently City Council. He noted that City Council will act on a revision with one motion.

Tom and Ann Meeker were present to discuss their request. Mr. Meeker explained that their plan started with 19 apartments in Building B. Now, they would like to phase in the apartments, starting with six on the top floor, and have received business interest in the second level, including a daycare center on the ground floor. The revision removes the garages that were proposed initially. The entrance to the parking lot will also be changed due to the slope of the hill. The driveway entrance will be routed from the existing maintenance drive located off Maiden Lane. Commissioner Sayles asked if there was enough space between Maiden Lane and the play area for a 24-foot drive. Mr. Meeker responded that there was plenty of room for a 24-foot drive and some parking. Commissioner Hansen noted that the revised plan listed an overnight daycare. Hansen questioned if there were exterior lighting requirements. Meeker replied that there are strict DHS requirements. He added that the thought was to provide service for third shift employees. Sayles asked how the gym rental in Building A was going. Meeker stated they've had some use but it was a soft opening because of the end of season. Hansen asked if the apartments would still be geared toward young professionals. Meeker advised that was their intended market. They plan to remodel the top floor into loft apartments. The floor plan is such that there is a lot of unused space so it will be easy to add a third bedroom to the top floor units. He added that if they go down to the second level the units will be one to two bedrooms. Sayles asked if their vision was for families for combined tenants as occupants. Meeker said they anticipate a mixture. Sayles questioned how the 40 parking spaces were calculated. Fangman replied that the new Zoning Ordinance was used to calculate the required parking. Meeker added that the parking lot below gets everyone off the street and more out of view for neighbors. Sayles asked what they would do for lights in the parking lot and at the sidewalk entrance. Meeker noted that they plan to work with Musco. Musco will lay out the lights so they are not intrusive to neighbors but they will also have room for adjustment. Hansen asked what signage would be used for businesses. Meeker replied that he hadn't thought about signs yet. He expected signs at the doors on the building. Mrs. Meeker stated that there would be no free-standing signs. Mr. Meeker noted they wanted to be mindful of the residential district.

Vicki Jasiotta, 609 W. 8<sup>th</sup> Street, spoke against the revised development plan. Ms. Jasiotta had a myriad of concerns that she listed, including not wanting a large parking lot in her backyard; not wanting 50 kids staying overnight; didn't want car lights to shine at her yard; didn't believe new businesses needed to open and thought a beauty salon would fail. She also indicated that when the property was a school there was relaxation at night because the kids were gone. Sayles asked how she thought the neighbors felt about the 12-car garage and 26-car lot, a total of 38 spots, that was proposed and approved with the previous development plan. Ms. Jasiotta said she was opposed to both. Mrs. Meeker responded that the Planning and Zoning Commission shouldn't regulate whether a business opened because there were already a lot of that type of business in town. She believed individual entrepreneurs should be able to decide. She added that in an overnight daycare setting the kids should be sleeping at night.

Sayles motioned to approve the revised development plan; seconded by Conway. All ayes, motioned carried.

Adjourn.

Respectfully Submitted,

Andrew Fangman, Secretary  
City Planner

ATTEST:

Jodi Hansen, Acting Chairperson  
Planning & Zoning Commission