

MINUTES
May 8, 2018 – 5:30 p.m.
Planning and Zoning Commission
Muscatine City Hall
City Council Chambers

Present: Jodi Hansen, Steve Nienhaus, John Sayles, Rochelle Conway, Wendi Ingram, and Andrew Anderson.

Excused: Jordan Pahl

Staff: Andrew Fangman, City Planner, Community Development
Christa Bailey, Office Coordinator, Community Development

Chairperson Jodi Hansen opened the meeting at 5:30 p.m and read the Mission Statement.

Minutes:

Steven Nienhaus motioned to approve the minutes submitted for the March 13, 2018 meeting; seconded by Wendi Ingram. All ayes, motion carried.

Subdivisions:

Subdivision Case # PZS 7– Steve and Cynthia Allchin – 3 lots – 1.55 Acres – Northeast of the northeast corner of the Hershey Avenue/Fletcher Street intersection

Attorney John Eichelberger was present to discuss the request. Mr. Eichelberger advised that the subdivision request was proposed 3 years ago and passed Planning and Zoning Commission and City Council but they did not get it recorded within the designated time frame. This proposal is the exact same as it was three years ago. Jodi Hansen asked Andrew Fangman whether there will be any site plan reviews required by the city. Fangman answered that the city will require one as it is intended to be a multi-family residence construction. Andrew Anderson asked where will the driveway and parking be? Fangman answered the plan is to enlarge the existing parking lot. Jodi Hansen asked if there were any further comments from committee members. There were none. Tim Panther of 2212 Hershey Ave asked if there are any plans to build on the empty lot and Eichelberger answered that there are no future plans as Steve Allchin works fulltime and this is more of a side project. Panther then questioned about any future concerns for off street parking as there as been issues with drainage in the past. Fangman responded that there will be two required off street parking spots for each unit which will be reviewed at the site plan. Fangman stated that the city engineer will review the drainage. Fangman said that staff recommends approval. Andrew Anderson motioned to approve the subdivision case; Rochelle Conway seconded. All ayes, except for John Sayles who abstained as he worked with Steve Allchin for several years, motioned carried.

Meeting adjourned.

ATTEST:

Respectfully Submitted,

Jodi Hansen, Chairperson
Planning & Zoning Commission

Andrew Fangman, Secretary
City Planner