

MINUTES
January 8, 2019 – 5:30 p.m.
Planning and Zoning Commission
Muscatine City Hall
City Council Chambers

Present: Jodi Hansen, Rochelle Conway, Andrew Anderson, John Sayles, Wendi Ingram, and Robert McFadden

Excused: Steve Nienhaus

Staff: Andrew Fangman, City Planner, Community Development
Dave Gobin, Community Development Director, 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:

Wendi Ingram motioned to approve the minutes submitted for the December 11, 2018 meeting; seconded by John Sayles. All ayes, motion carried.

Development Plan:

Arbor Commons – NPSW Enterprises – 62 lots – 12.38 acres – Southwest Corner of West Fulliam Avenue and Duncan Drive

Michael Nolan of NPSW Enterprises was present to discuss the development plan. Nolan explained the 62 lot subdivision would comprise of 48 single-family residences, 4 duplexes, and 2 triplexes. The reasoning for the development of the duplexes and triplexes is to hopefully push the price point down to an amount that is feasible for more homeowners. Andrew Anderson stated that is he excited for this development but would like to know more about the houses that would be built. Nolan explained that the standard house would be a 3 bedroom, 2 bath home and roughly 1500-2000 square feet; however, the aesthetic design of the home would be the individual homeowners' decision. Anderson asked if NPSW Enterprises had any plans to build the homes or if they are just developing the land. Nolan stated that NPSW Enterprises has no plans to construct the houses. Wendi Ingram questioned whether the covenants are in place yet. Nolan answered the covenants are not in place but that is the planned next step. Nolan went on to explain that NPSW Enterprises does not want to make the covenants too strict. John Sayles asked for Nolan to discuss the storm water discharge area located to the Southwest of the subdivision. Nolan explained that area is a detention not a retention pond, the intent is to not create standing water but be in place to help control flooding.

David Griffin, 3005 W Fulliam Ave, a neighboring resident of the proposed subdivision expressed his concerns for the project. Griffin explained that he is not against the subdivision but has some concerns about the construction access, traffic flow, and storm water runoff that he would like to bring to the commission's attention and hopefully be addressed by staff or NPSW Enterprises. Andrew Fangman, City Planner, addressed Griffin's concerns of the traffic flow stating that current average is 210 vehicles per day and the average vehicle count would increase by 500-600 vehicle trips per day. While this is a large percentage increase an average daily vehicle count of 700-800 is well within the acceptable range for a residential street. Jim Edgmond, City Engineer, stated the timeline for the construction of the roundabout at the Houser/Fulliam intersection is unknown but he anticipates the construction to begin at the end of school and will continue until school resumes. Edgmond stated that if the roundabout is mostly constructed by the time the construction begins for the subdivision it may cause a small issue but there are alternative routes that could be utilized. Michael Nolan explained that the day in day out construction traffic should be minimal, most of the large equipment will remain on site until the subdivision is complete. Nolan stated that NPSW Enterprises would like to have the project finished up by fall 2019 and hopefully have new construction of homes started by summer 2020. Nolan also stated that NPSW Enterprises worked with a licensed civil engineer when planning the storm water discharge areas and the plans are in accordance with standard engineering practices.

Andrew Anderson motioned to approve the development plan; seconded by Robert McFadden. All ayes, motion carried.

Subdivision:

Subdivision Case PZS#14 – Arbor Commons – NPSW Enterprises – 62 lots – 12.38 acres – Southwest Corner of West Fulliam Avenue and Duncan Drive

Andrew Fangman explained the S-3 Zoning District requires the development plan, a basic plot description, to be approved by the Planning and Zoning Commission while the subdivision case is more detailed plans and by law requires a separate movement to be approved.

John Sayles motioned to approve the subdivision case; seconded by Rochelle Conway. All ayes, motion carried.

Meeting adjourned.

ATTEST:

Respectfully Submitted,

Jodi Hansen, Chairperson
Planning & Zoning Commission

Andrew Fangman, Secretary
City Planner