

**MINUTES**  
**April 12, 2011 – 5:30 p.m.**  
**Planning and Zoning Commission**  
**Muscatine City Hall**  
**City Council Chambers**

**Present:** Chairperson Dawnese Openshaw, John Sayles, Allen Harvey, George Fisher, Larry Koehrsen, David Colton, and Rochelle Conway.

**Staff:** Steven Boka, Director of Community Development,  
Andrew Fangman, City Planner, Community Development,  
Stephanie Oien, Office Coordinator, Community Development.

**Also:** Devin Pettit, Bob Kleindolph, Greg Jenkins & Jane Daufeldt.

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

**Minutes:** The minutes of the March 8, 2010, regular meeting were approved on a motion by Commissioner Harvey; second by Commissioner Fisher. All ayes, motion carried.

**Other Business:**

**Voluntary Annexation – Parkview Condominium Association – 6.7 Acres – Heatherlynn Drive – Located off Colorado Street.** Boka informed the Commission that City Council approved a pre-annexation agreement on April 7. Parkview and Irish Ivy will both be included in the voluntary annexation. Parkview Condominium Association has contracted with a local contractor to install sewer on their property. The City will extend sewer to two points just inside the property lines of the Association. City Council has approved the voluntary annexation when staff is ready to proceed. Staff is working to gather a larger area for annexation. Bob Kleindolph who has land located adjacent to the Association property on Colorado Street and along Highway 22 voiced his opposition to annexation. Kleindolph cited an increase in taxes and the city's restrictions for pets as unfavorable. Sayles asked if the zoning classification would need to be changed for the Association. Boka replied that it would depend on how the Association was set up. Koehrsen made a motion to approve voluntary annexation of Parkview and Irish Ivy with a strong recommendation to staff to get all of the property north of Highway 22 included. Second by Sayles. All ayes, motion carried.

**Voluntary Annexation – Jerry and Cathy Henning – 62.05 Acres – South of Highway 61 and West of Solomon Avenue.** Jerry and Cathy Henning have requested a voluntary annexation for their property. They want the property annexed as is. The Henning's believe the possibility of the extension of city utilities will be a good selling point for the property. Harvey asked if there would be any immediate extension of utilities. Boka replied that the potential buyer would establish the use of the property and subsequently the

plan for development. Harvey asked where the electrical utility would come from. Boka stated that

P & Z MINUTES  
APRIL 12, 2011  
PAGE TWO

electrical service to the property is as determined by the Iowa Commerce Commission. The property would have sewer service available from the city and MP&W could provide municipal water service or the property; or it could be served by private wells. Harvey motioned to recommend that City Council approve the annexation. Second by Fisher. All ayes, motion carried.

**Urban Renewal Plan Amendment and Consolidation. Determination of Blight under Chapter 403 of the Code of Iowa.** Boka and Fangman reviewed the Urban Renewal Plan Amendment and Consolidation proposal. In conjunction with the amendment staff has proposed an area of blight alleviation. Boka noted that the amendment meets five (5) of the seven (7) critical issues found in the Comprehensive Plan. Following a lengthy discussion regarding elements of the Plan, Commissioner Fisher made a motion recommending that the City Council approve the Urban Renewal Plan amendment and consolidation as being consistent with the existing Comprehensive Plan. Second by Harvey. Motion carried on a 6-1 vote with Commissioner Koehrsen being opposed.

Adjourn.

Respectfully Submitted,

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Steven Boka, Secretary  
Director of Community Development

ATTEST:

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Dawnese Openshaw, Chairperson  
Planning & Zoning Commission