

MINUTES
July 13, 2021 – 5:30 p.m.
Planning and Zoning Commission
Online GoToMeeting

Present: Andrew Anderson, Kayla Bendorf, Sharon Froelich, Jodi Hansen, Steve Nienhaus and Mark Seaman

Excused: Robert McFadden

Staff: Andrew Fangman, Assistant Community Development Director, Community Development
Christa Bailey, Office Coordinator, Community Development
April Limburg, Planner I, Community Development

Vice Chairperson Andrew Anderson opened the meeting at 5:30 p.m. and read the mission statement.

Minutes:

Mark Seaman motioned to approve the April 13, 2021 minutes; seconded by Jodi Hansen. All ayes, motion carried.

Utility Easement Vacation:

PZVE-11 • Todd Hackett • 1613 Duncan Drive

Andrew Fangman explained that Todd Hackett has submitted a request to vacate the southern 5' of a 10' wide utility easement that runs along the northern property line of Lot 1 of the Arbor Commons Subdivision which is 1613 Duncan Drive. The proposed single-family home construction cannot meet the side yard setback requirements due to the current width of the utility easement so the intent of this request is to allow for more room for the proposed single-family home.

Jodi Hansen motioned to approve the Utility Easement Vacation; seconded by Mark Seaman. All ayes, motion carried.

Right of Way Vacation:

PZVROW • Paul Neff • 1820 Angle Street

Paul Neff, 3370 Water St, was present to discuss the request. Mr. Neff explained that he is the owner of Pete's Tap which is a restaurant located at 1820 Angle St and he desires to make improvements to the business, such as additional room for seating, but he is somewhat constrained by the small size of the current parcel so he is requesting the vacation and sale of 8,598 square feet of the unimproved public right of way surrounding his property to be able to make the desired improvements. Mr. Neff further explained that if the vacation and sale is approved then he plans to construct a temporary 20'x7' screened room for additional seating and eventually he plans to construct a permanent addition to replace the temporary screened room and remodel the bathrooms.

Jodi Hansen questioned if Andrew Fangman had been contacted by any neighboring property owners, to which Mr. Fangman replied no. Mr. Fangman added that the 1820 Angle St parcel is an unusual situation because to be able to expand, the right of way is required to be purchased by Mr. Neff.

Jodi Hansen motioned to approve the Right of Way Vacation; seconded by Mark Seaman. All ayes, motion carried.

Development Plan:

KLJB, LLC • SE Corner of Park Avenue West and Peachtree Street (3014 Park Avenue West)

Luke Ferris, 2425 W 46th St Davenport, IA, and Brad Thune, 2218 W 43rd St Davenport, IA, part owners of KLJB, LLC were present to discuss the development plan. Mr. Ferris explained that they recently purchased the property at 3014 Park Ave W and would like to construct an 88'x60' pole barn type building to house a computer data center, which would employ two people.

Andrew Anderson asked for a description of the exterior of the building and Mr. Ferris stated it would be a two colored pre-fabricated building with wainscoting and metal roof. Sharon Froelich questioned why KLJB, LLC chose Muscatine for their computer data center and Mr. Ferris explained that the electricity rates are much lower in Muscatine which is a large benefit for their company.

Ray Cranst, 3006 Park Ave W, stated that he is not opposed to the development but he shared a number of questions concerning the development including noise levels, electricity consumption and whether the building would be insulated.

Brian Scott, 3102 Peartree Ln, shared Mr. Cranst's concerns about the noise levels and added concerns about drainage. Mr. Scott also questioned if their area would see a traffic increase due to the development or if their property taxes would be affected.

Mark Grey, 3108 Peartree Ln, echoed the noise level, drainage and increased traffic concerns adding that any increased traffic could be a danger to children in the area as the proposed plans do not show the sidewalk being extended up to the corner of Park Ave W and Peachtree St.

Karl Reichert, 3402 Tipton Rd, stated that he supports this development as it will help Muscatine grow and Mr. Reichert recommended the developers to ask for tax increment financing from the Muscatine City Council.

Brad Thunes explained that KLJB, LLC currently owns a similar project in Moline, IL and there are no issues with the noise levels since that building is insulated, as will be the proposed building in Muscatine. Luke Ferris stated that they were originally looking at constructing two buildings on the property at 3104 Park Ave W but their engineer found that there would be too much runoff with two buildings so they changed their proposal to one building and even then, depending on further investigation by their engineer, a small retention pond may be necessary for runoff and drainage. Mr. Ferris added that there will be a minimal to no traffic increase as there will be only two employees, with no need for visitors, and he shared that they are open to extending the sidewalk to the corner of Park Ave W and Peachtree St. As for electricity consumption concerns, Mr. Ferris stated a 1500-amp transformer would be installed and powered by Muscatine Power and Water.

Andrew Fangman stated a sidewalk is required per City Code which most likely will be required to extend to the corner anyways and that the drainage plans will have to be approved by the City Engineer prior to construction.

Brian Scott, 3102 Peartree Ln, questioned if there would be a restroom facility for the two employees and Mr. Ferris stated a restroom would be constructed within the finished portion of the building that will be used for the office. Mr. Fangman added that the proposed plans do show how the sewer will be tapped into for the restroom facilities.

Karl Reichert, 3402 Tipton Rd, inquired if KLJB, LLC would be interested in tax increment financing and Mr. Ferris responded that he did not believe it would be needed.

Sharon Froelich motioned to approve the Development Plan; seconded by Kayla Bendorf. Mark Seaman abstained from voting, five ayes, motion carried.

Election of Officers:

Mark Seaman motioned to elect Jodi Hansen as the Chairperson; seconded by Andrew Anderson. All ayes, motion carried.

Mark Seaman motioned to elect Andrew Anderson as the Vice Chairperson; seconded by Sharon Froelich. All ayes, motion carried.

Meeting adjourned at 6:18 p.m.

ATTEST:

Respectfully Submitted,

Andrew Anderson, Vice Chairperson
Planning and Zoning Commission

Andrew Fangman, Secretary
Assistant Community Development Director