

**MINUTES**  
**March 13, 2012 – 5:30 p.m.**  
**Planning and Zoning Commission**  
**Muscatine City Hall**  
**City Council Chambers**

**Present:** David Colton, Rochelle Conway, Allen Harvey, and John Sayles.

**Excused:** George Fisher, Larry Koehrsen, and Dyann Roby.

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

**Also:** Adam Shutt, Judy Harvey, and Chris Thomas.

Acting Chairperson John Sayles opened the meeting at 5:30 p.m. and read the Mission Statement.

**Minutes:** The minutes of the February, 14, 2012, regular meeting were approved on a motion by Commissioner Conway; second by Commissioner Harvey. All ayes, motion carried.

**Subdivision:**

**Cobblestone Hills Subdivision – Final Plat - 3 Lots – 26.9 Acres – Oak Creek Development, Inc. & Cobblestone Ridge Homes, LLC – Off Cobblestone Drive.**

Project representative Chris Thomas was present to answer questions. Harvey asked if the sanitary sewer easement was in the same location as the existing trail. Fangman replied that it was not. He indicated that the trail ran on the north side. The subdivision request was approved on a motion by Harvey; seconded by Conway. All ayes, motion carried.

**Fridley Subdivision – Final Plat – 6 Lots, 1 Outlot – 17.839 Acres – Fridley Theatres – Mulberry Avenue & Bypass 61.**

Adam Shutt of Martin & Whitacre Surveyors & Engineers was present to discuss the project. Harvey asked if there had been any changes in the plat since the preliminary had been submitted. Shutt indicated that an electrical easement line had been moved. Fangman stated that a 50 foot buffer was required from any structures in the S-3 zoning classification. He noted that it was not required to be shown on the plat. Shutt acknowledged that their plans already provided a buffer area. Harvey questioned if Lot 2 would be accessed from Palm Drive. Shutt responded that all access will be off a common drive – Palms Drive. The subdivision request was approved on a motion by Conway; seconded by Colton. All ayes, motion carried.

**Other Business:**

**Comprehensive Plan Update – Andrew Fangman.** City Planner Andrew Fangman gave a brief overview of the next chapter of the Comprehensive Plan that was being updated. Commission members were asked to provide input and suggestions. Some discussion followed.

**Subdivision Ordinance Amendment – Andrew Fangman.** After some discussion, Harvey made a motion to approve the amendment with the corrections from the Commission; seconded by Sayles. All ayes, motion carried.

Adjourn.

Respectfully Submitted,

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Steven Boka, Secretary  
Director of Community Development

ATTEST:

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John Sayles, Vice Chairperson  
Planning & Zoning Commission