

MINUTES
June 10, 2014 – 5:30 p.m.
Planning and Zoning Commission
Muscatine City Hall
City Council Chambers

ITEM 12C

Present: Jane Reischauer, David Colton, John Sayles, Dyann Roby, Allen Harvey, and Rochelle Conway.

Excused: Larry Wolf.

Staff: Andrew Fangman, City Planner, Community Development
Adam Thompson, Planning & CD Coordinator, Community Development
Stephanie Oien, Office Coordinator, Community Development

Also: Devin Pettitt.

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

Minutes: Roby motioned to approve minutes of the May 13, 2014, regular meeting; second by Reischauer. All ayes, motion carried.

North Port Avenue Investors Addition – Kevin Koellner/North Port Avenue – 1 lot – 3.21 Acres – North Port Drive. Chuck Meyer with Build to Suit, contractor for the project, was present to discuss the request. Meyer explained that they are proposing a 21,750 square foot medical office building that will house several disciplines. He added that Unity Point Hospital will be relocating some of their services. They need to make the building longer in order to accommodate the client. Harvey asked if there were development plans for Lot 6. Meyer responded that there are no immediate plans but there is a possibility for expansion. Roby asked if Lots 5 and 6 have the same owner. Meyer acknowledged that was the case. Meyer stated that the entity will own the building and lease spaces. Harvey asked if the structure would be a single floor. Meyer replied that it will be single story with two main entrances. He added that there will be parking between the building and Highway 61. Access will be from North Port Drive. Harvey asked if they planned to connect the lots for the new building and the existing strip mall. Meyer said that area is a retention basin and it will not be developed. Fangman explained that the proposal submitted is a simple lot line adjustment. The project will also have to go through the site plan review process. The addition will go to City Council for approval on June 19. Roby motioned to approve the submittal; seconded by Sayles. All ayes, motion carried.

New Zoning Ordinance. Fangman reviewed the portions of the Zoning Ordinance that address sight triangle regulations and the keeping of animals in residential zoning districts.

Adjourn.

Respectfully Submitted,

Andrew Fangman, Secretary
Director of Community Development

ATTEST:

Allen Harvey, Chairperson
Planning & Zoning Commission