

MINUTES
August 11, 2015 – 5:30 p.m.
Planning and Zoning Commission
Muscatine City Hall
City Council Chambers

Present: Rochelle Conway, John Sayles, Allen Harvey, David Colton, Dyann Roby, and Jodi Hansen.

Excused: Larry Wolf.

Staff: Andrew Fangman, City Planner, Community Development
Dave Gobin, Community Development Director
Stephanie Oien, Office Coordinator, Community Development

Also: Devin Pettit, Mike Riggan, Gary Allison, and Jeff Hollenbeck.

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

Minutes: Minutes from July 14, 2015, meeting were submitted at the meeting. Harvey requested to hold them for review and discussion at the next meeting.

Easement:

Utility Easement Vacation – Jeff Hollenbeck – Lots 3 and 4 Riverbend Fifth Addition – Baton Rouge Road

Jeff Hollenbeck was present to discuss his request. Mr. Hollenbeck explained that each single lot is too small to build a house. He advised that he and his wife were going to place a house in the center of both lots. Fangman stated that staff was in favor of the request. Hansen motioned to approve the request as submitted; seconded by Sayles. All ayes, motion carried.

Subdivisions:

Riggan Subdivision – Michael Riggan – 3 Lots – 27.7 Acres – Northeast of the northwest corner of the Stewart Road/49th Street intersection – Unincorporated Muscatine County

Gary Allison, attorney for Michael Riggan, was present to discuss the request. Harvey asked if Muscatine County Board of Supervisors had taken action on the subdivision request. Allison stated that they had received a variance from the County's Zoning Board of Adjustment to continue existing usage. He advised that the subdivision request will go to the County's Zoning Commission next. Roby asked if the property was being divided for development. Allison replied that the property would not be divided for development. Sayles questioned if the variance was required for the size of the lots. Allison acknowledged that the variance was required for the lot size in the respective County zoning classification. Roby motioned to approve the subdivision as submitted; seconded by Conway. All ayes, motion carried.

New Zoning Ordinance

Animal Regulations: Fangman presented the proposed animal regulations. He noted that he had adjusted the beehive regulations after previous Commission discussions. He stated that there had been a lot of feedback from the public for loosening the current 2 acre restriction for chickens. He asked for Commission recommendations. Harvey asked if a provision could be added to allow for individual variances. Fangman stated that there could be a general variance provision added. He stated that there is a national trend to be more permissive but acreage requirements are all over. Conway stated that if the requirement was left at 2 acres anyone could request a variance. Fangman advised that Commission consensus was needed then the proposed ordinance would go to City Council and the city's attorney. He will bring the ordinance back to the Commission for formal approval and support.

Yard Regulations: Fangman presented the proposed yard regulations for discussion. He advised that there were two significant changes. First, all of the yard regulations have been placed together rather than spread throughout the Zoning Ordinance. The second change prohibits unscreened outside storage in the front yard. Sayles asked if this would prohibit vehicle storage in the front yard. He followed with questions about the definition of front yard and whether clarity is needed to show requirements versus definition. Fangman replied that the front yard would be the front of the building visible from the street. He added that the front, side, and rear yards are related to the main structure and not any accessory structures. He stated that he could add an illustration of the yard definition. There was a consensus from the commission to add an illustration. Harvey stated that Section 5E was confusing. Fangman replied he copied the language from an existing code section and that he would rewrite with more clarity. Harvey noted that there were exceptions to yard requirements for window air units and asked central air units should be added. Colton asked where MPW transformers would fall in these regulations. Hansen asked for more detail of "stored objects". Fangman clarified if objects were designed to be outside in a yard then they could stay. Sayles asked if the yard setback requirements currently listed in the individual zoning chapters will move to this new section. Fangman responded that he intended to leave in current location and not have multiple locations for such regulations. Fangman asked if the Commission would like to add regulations for cargo storage containers. He added that current Code prohibits the container but is not easily found or described. Hansen asked about regulations for temporary storage pods for moving. Harvey asked if regulations need to distinguish between containers and dumpsters. The consensus of the Commission is to add regulations about temporary pods with a limit of 30 days.

Election of Officers

Sayles nominated Harvey as chair and Wolf as vice chair. All ayes, motioned carried.

Adjourn.

Respectfully Submitted,

Andrew Fangman, Secretary
City Planner

ATTEST:

Allen Harvey, Chairperson
Planning & Zoning Commission