

MINUTES
December 8, 2015 – 5:30 p.m.
Planning and Zoning Commission
Muscatine City Hall
City Council Chambers

Present: Rochelle Conway, John Sayles, Allen Harvey, Dyann Roby, Larry Wolf, and Jodi Hansen.

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

Also: Devin Pettit, Dave Stark, and Bob Eagle

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

Minutes: Staff reported that the minutes from the November 10, 2015, were incomplete and would be submitted at the December 2015 meeting.

Development Plan:

Development Plan — 3004 Lucas Street — Dave Stark

Dave Stark, 2242 Wooden Acre Drive, was present to discuss his request. Mr. Stark explained that Building #1 (main barn) would be used for dog grooming and boarding. The boarding will include 15 indoor/outdoor runs. Building #2 will be used as a guest house or caretaker's house. Harvey asked if they were planning to have a caretaker on the property. Mr. Stark advised that initially everything will be done by him and his wife but they may have one later. He advised that this is their retirement project and it could take two to three years. He explained that they wanted to close up the open machine sheds and use them as storage units. The existing corn crib will be turned into mini-storage units that are accessible from the interior only. He added that most the buildings will look as they do now – modifications will mainly be on the interior. They also plan to fence a large existing cement storage area for outdoor storage. Harvey asked if there was a hard surface drive from Lucas to the cement storage. Stark replied that it was mostly concrete with a short section of gravel. Sayles asked if there was access off of Houser Street. Stark noted that they could access the property off Lucas or Houser streets. He added that his daughter plans to live in one residence and he and his wife in the other. Roby asked staff what the hard surface requirements would be. Fangman stated that this is an existing drive; an increase in the buildings of more than 50 percent would trigger City Code requirements for hard surfacing. Hansen asked if there would be parking issues with the rental storage units. Stark advised there is plenty of area for parking. Fangman stated that the property meets all City Code requirements and well as Comprehensive Plan goals. Sayles noted that the property is zoned S-3 and that there are six items in the proposal, including a dog kennel. Fangman clarified that the S-3 district is designed for new development and staff is working to fit this property into the matrix as best as possible. He added that they meet all of the zoning requirements for all of the proposed uses. Harvey asked if they planned to farm the remainder of the property. Stark replied that there are currently nice gardens in the rear and would leave the remainder as a play area for their grandkids. Fangman advised that if uses change in the future or if they deviate from the development plan approved they will have to come back to the Planning and Zoning Commission to alter the development plan. Wolf motioned to approve the request as presented; seconded by Hansen. All ayes, motioned carried.

Right-of-Way Vacation — Portion of E. 4th Street, Spring Street, and Poplar Street — Block 70 —1.53 Acres — HNI Corporation

No representatives were present to discuss the request. Fangman recommended that the Commission move forward with the request as the City Traffic Committee has reviewed the request and there will be six subsequent meetings of City Council including two public hearings prior to the vacation process being completed. Harvey asked if HNI was purchasing the vacated property. Fangman stated that they are looking to exchange property with the City. He added that the area is completely landlocked within the HNI campus. Bob Eagle, 507 Spring Street, stated he attended the meeting to get more information. Fangman advised that this request would not affect his property located on the other side of 5th Street. Mr. Eagle raised no objections. Fangman stated that this is the very beginning of this vacation process. He added that HNI is in the middle of a large construction project and the building permit for a portion of the project is being held up due to this ownership. Roby motioned to approve the request as submitted; seconded by Wolf. All ayes, motion carried.

2016 City of Muscatine Capital Improvement Plan

Fangman gave a presentation of the proposed 2016 Capital Improvement Plan. Harvey asked if a new ladder truck was considered equipment or capital. Fangman replied that any vehicle over \$25,000 has to be included in the CIP. Sayles asked if the information was submitted by the department heads. Fangman responded that department heads submitted the projects. He added that he scored the projects based on a set matrix and provided the scoring feedback to the department. Harvey asked if the proposed CIP would go to City Council in the same order as the draft. Fangman explained the final version will have summary tables. These tables are not completed as not all of the projects have been finalized. The draft CIP is mostly categorized by department. Sayles recommended approval of the CIP with minor tinkering as needed; seconded by Conway. All ayes, motion carried.

Adjourn.

Respectfully Submitted,

Andrew Fangman, Secretary
City Planner

ATTEST:

Allen Harvey, Chairperson
Planning & Zoning Commission