

**MINUTES**  
**April 12, 2016 – 5:30 p.m.**  
**Planning and Zoning Commission**  
**Muscatine City Hall**  
**City Council Chambers**

**Present:** John Sayles, Larry Wolf, Rochelle Conway, Jodi Hansen, Jordan Pahl, and Steve Nienhaus

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

**Also:** Tony Kies and Devin Pettit

Acting Chairperson Larry Wolf opened the meeting at 5:30 p.m.

**Minutes:** Hansen motioned to approve the minutes from the February 9, 2016 meeting; seconded by Conway. All ayes, motioned carried. Conway motioned to approve the minutes from the March 8, 2016 meeting, with one change – John Sayles was to be listed as Acting Chairperson; seconded by Hansen. All ayes, motioned carried.

**Subdivision:**

**Walker Way Subdivision — Tony Kies — 2 lots — 2.82 Acres — 1866 Highway 38 — Unincorporated Muscatine County**

Tony Kies, 1866 Highway 38, was present to discuss his request. He explained that the proposed subdivision would create a new one acre lot (Lot 2) with the purpose of developing a new single family home, the proposed subdivision also increase the size of Lot 1 to 1.82 acres. He added that the 1.82 acres is being added so that he could build a shop. The remaining 13 acres behind his property were being transferred to another family member. Sayles motioned to approve the request as presented; seconded by Hansen. All ayes, motioned carried.

**New Zoning Ordinance:**

Fangman gave a presentation about the proposed fencing regulations. He indicated that there were significant changes to the code in reference to lots with multiple street frontages. Sayles advised that examples of fencing be given with the opaque definition. Hansen suggested a photo of fencing examples. Another change came with a requirement to set fencing back two (2) feet from the sidewalk regardless of the property line location. No comments were received by the Commission regarding this change. Pool fencing regulations were another change. Fangman explained that our current standard is far above what he had found in his research. He advised that the proposed changes reflect regulations that are in the adopted 2015 International Residential Code. Sayles questioned the pool depth of 24" as a trigger for fencing. Fangman replied that this seems to be a standard regulation. Nienhaus asked how close a fence surrounding the pool has to be. Fangman answered that no distance is required. The fence may surround the property. Nienhaus motioned to approve the fencing portion of the zoning ordinance, as discussed; seconded by Pahl. All ayes, motioned carried.

**Election of Officers**

Larry Wolf was nominated as chairperson with Jodi Hansen to serve as vice chairperson. All ayes, motion carried.

Adjourn.

Respectfully Submitted,

Andrew Fangman, Secretary  
City Planner

ATTEST:

Larry Wolf, Acting Chairperson  
Planning & Zoning Commission

**MINUTES**  
**June 14, 2016 – 5:30 p.m.**  
**Planning and Zoning Commission**  
**Muscatine City Hall**  
**City Council Chambers**

**Present:** John Sayles, Larry Wolf, Rochelle Conway, Jodi Hansen, Jordan Pahl, and Steve Nienhaus

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

**Also:** Tom Meeker

Chairperson Larry Wolf opened the meeting at 5:30 p.m.

**Minutes:** Staff reported that the minutes from the April 12, 2016, meeting were incomplete and would be submitted at a future meeting.

**Rezoning:**

**Rezoning Case # Z-140-16 – Muscatine Downtown Investors LLC (Tom & Ann Meeker) – 1409 Wisconsin Street (former Garfield Elementary School) –R-3 Single Family Residential to S-2 Institutional Office and M-1 Light Industrial**

Tom Meeker was present to discuss the request. He indicated that Optimae was looking to expand their offices into the former school building. Mr. Meeker advised that Optimae is a good neighbor at their current location. He indicated that he wasn't sure what will come of the other three lots. He speculated that Optimae may expand and offer handicap housing. Sayles asked if the three lots were zoned M-1, would Meeker pursue a zoning change if required at a later time for the possible housing. Hansen asked if there was any interest in selling the lots. Meeker replied that they want to keep them. He added that if Optimae wanted to expand his company would construct the housing units for them. Fangman noted that an S-2 Zoning District runs along Park Avenue. He explained that this is a good district with a wide range of uses; all less intrusive than a school. Fangman also stated that the M-1 Zoning District has buffering requirements from adjacent residential areas. Nienhaus asked how many people would be at the building. Meeker responded that Optimae staff and occasionally clients would be on-site. He noted that most of their care is outside of the office as in-home providers. Hansen motioned to approve the request; seconded by Conway. All ayes, motioned carried.

Adjourn.

Respectfully Submitted,

Andrew Fangman, Secretary  
City Planner

ATTEST:

Larry Wolf, Chairperson  
Planning & Zoning Commission

**MINUTES**  
**August 9, 2016 – 5:30 p.m.**  
**Planning and Zoning Commission**  
**Muscatine City Hall**  
**City Council Chambers**

**Present:** John Sayles, Larry Wolf, Rochelle Conway, and Jodi Hansen

**Excused:** Jordan Pahl and Steve Nienhaus

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

**Also:** Wesley Stalkfleet

Chairperson Larry Wolf opened the meeting at 5:30 p.m.

**Minutes:** Staff reported that the minutes from the previous meeting were incomplete and would be submitted at a future meeting.

**Utility Easement Vacations:**

**V-123-16 – RBW Enterprises – Lots 6 & 7 Riverbend Fifth Addition – 3500 Diana Queen Drive**

Wesley Stalkfleet of RBW Enterprises was present to discuss the request. Mr. Stalkfleet provided a lot plat and plans for the proposed group home he wants to construct. He explained that he would like to construct a building that will cross the property line by 10 feet. As a result, they must combine the two lots. Stalkfleet added that he is looking to purchase the remaining five lots over time and build similar group homes on those as well. Sayles asked how many people would live in the group home. Stalkfleet advised that this would be an elder group home regulated by the State of Iowa. State regulations allow a maximum of five people excluding the property manager/care provider. He stated that their goal is to provide care in a home environment. This will be a strictly memory care unit. Wolf asked if there would be a property manager or director on-site. Stalkfleet replied there would be a manager on site as a State requirement. Fangman noted that the five (5) foot utility easements will remain on the perimeter. He advised that staff had received one call prior to the meeting. The caller expressed concerns about the look of the proposed structure with a one-stall garage. They wanted a two-car garage constructed. Sayles motioned to approve the request; seconded by Conway. All ayes, motioned carried.

**V-124-16 – John Krieger – Lots 3, 4, & 5 Riverbend Second Addition – 3420 Clermont Drive**

Tiarr Sweere of Stanley, Lande, & Hunter, attorney for Jim Krieger, was present to discuss the request. Ms. Sweere advised that her client was purchasing three lots and wanted to build a home in the center. Fangman noted that this was a routine procedure and many lots in this area had been combined with interior utility easements vacated. Hansen motioned to approve the request; seconded by Sayles. All ayes, motioned carried.

Adjourn.

Respectfully Submitted,

Andrew Fangman, Secretary  
City Planner

ATTEST:

Larry Wolf, Chairperson  
Planning & Zoning Commission

**MINUTES**  
**October 11, 2016 – 5:30 p.m.**  
**Planning and Zoning Commission**  
**Muscatine City Hall**  
**City Council Chambers**

**Present:** John Sayles, Steve Nienhaus, Rochelle Conway, Wendi Ingram and Jodi Hansen

**Excused:** Jordan Pahl and Larry Wolf

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

**Also:** Cliff and Laurie Lanfier, Kenneth and Providence Shoultz.

Chairperson Larry Wolf opened the meeting at 5:30 p.m.

**Minutes:** Staff reported that the minutes from the previous meeting were incomplete and would be submitted at a future meeting.

**Zoning:**

Fangman advised that zoning case #Z-141-16 for Local 1009C, International Chemical Workers Union regarding 922 Hancock Street had been withdrawn by the applicant.

**Subdivision:**

**S-232-16 – Shoultz Acres Subdivision – Kenneth John and Providence Shoultz – 1 lot – 4.53 Acres – 2620 Stewart Road – Unincorporated Muscatine County.**

Ken Shoultz was present to discuss his request. Mr. Shoultz stated that he thought his daughter and son-in-law may want to buy the property and build a house. He advised that they have already obtained a variance from Muscatine County to do so. Conway motioned to approve the request; seconded by Sayles. All ayes, motioned carried.

**Utility Easement Vacation:**

**V-125-16 – Cliff Lanfier – Lots 16 & 17 Riverbend Second Addition – 3222 Clermont Drive.**

Cliff Lanfier was present to discuss the request. Mr. Lanfier explained that he would like to combine the lots and build one house. Fangman noted that this was a routine procedure and many lots in this area had been combined with interior utility easements vacated. Nienhaus motioned to approve the request; seconded by Sayles. All ayes, motioned carried.

**Other:**

**Proposed Amendment Urban Renewal Plan for Consolidated Muscatine Urban Renewal Area – Review and recommendation on conformity with the adopted comprehensive plan.**

Fangman advised that periodic updates to the Urban Renewal Plan are made with the Commission. The last update was done in 2014. He explained that this plan addresses TIF funding areas and that staff wants to make sure additional projects are included in the areas covered. Sayles asked what the funding source is for projects. Fangman replied that by adding to the Urban Renewal Plan it allow for use of TIF funds. Ingram noted that a housing study was done in 2000. She asked if one had been done since. Fangman responded there had not. Hansen asked if realtors use the housing study. Ingram, as a realtor, stated the study was used a lot. Fangman directed that staff was looking for the Commission to determine that this Urban Renewal Plan amendment meets the goals of the comprehensive plan. Ingram motioned to support the amendment as it met the goals of the comprehensive plan; seconded by Conway. All ayes, motioned carried.

Adjourn.

Respectfully Submitted,

Andrew Fangman, Secretary  
City Planner

ATTEST:

Larry Wolf, Chairperson  
Planning & Zoning Commission

**MINUTES**  
**November 8, 2016 – 5:30 p.m.**  
**Planning and Zoning Commission**  
**Muscatine City Hall**  
**City Council Chambers**

**Present:** John Sayles, Jodi Hansen, Gary Mowl, and Steve Nienhaus.

**Excused:** Rochelle Conway and Jordan Pahl.

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

**Also:** Luke Meeker, George Granberg, Jerry and Linda Page, Keith Brookhart, Vern Wilson, Chris and Vicky Jasiotta, Doug Holliday, Ken LaRue, Kim and Kirk Latta, and Jason Hurlbut.

Acting Chairperson Jodi Hansen opened the meeting at 5:30 p.m.

**Minutes:** Staff reported that minutes from the previous meeting were not complete and would be brought to the next meeting.

**Rezoning:**

**Rezoning Case #Z-143-16 – Muscatine Downtown Investors LLC (Tom & Ann Meeker) – 610 Maiden Lane (former Garfield Elementary School) – R-3 Single Family Residential to S-1 Special Development District** Luke Meeker, 1410 Mulberry Avenue, was present to discuss the request. Mr. Meeker explained that they have received many inquiries about renting the gym for sports practices and exercise classes. As a result, they intend keep the one-story building comprised of the gym and four classrooms for that use. The 3-story portion of the building would be remodeled into 19 apartments. He indicated the apartments would be 800-900 square foot. John Sayles asked how many classrooms there were. Mr. Meeker replied they were approximately 24 classrooms. Sayles noted that a parking lot and 12-car garage was to be added to the site and asked where the drainage would be directed. Meeker responded that the current plan would be to use the existing drainage system. He explained that there are drains from the playground and near 8<sup>th</sup> Street that run to the alley. Sayles mentioned the access off 8<sup>th</sup> Street. Meeker replied that this access would be used for the dwelling units only. Sayles asked if they would widen current 8<sup>th</sup> Street access. Meeker responded that the plan was to enter off 8<sup>th</sup> Street and exit on Maiden Lane, although he thought widening the 8<sup>th</sup> Street access and making it two-way may work the best. Sayles indicated that a portion of the 8<sup>th</sup> Street access goes across a city-owned parcel. City Planner Andrew Fangman explained that this will need to be addressed. Fangman indicated that the city would likely look to sell the property to adjacent property owners. Sayles indicated that the school opened in 1973 and that the zoning ordinance required two off-street parking spaces per classroom. This is not the case with this school. He asked if there was a variance on file. Fangman did not have an immediate answer about the variance, however stated that the parking requirements in the S-1 Zoning District would be determined by the development plan. Sayles didn't see a parking issue for the dwellings but there may be a possible concern about the gym. Wendi Ingram asked what the occupancy limit was for the gym. Fangman replied that was unknown at meeting time but the Commission could add a recommendation to Council if there was a concern. Jodi Hansen asked if the developer had given any consideration to times the gym would be open. Meeker replied they hadn't set anything but expected it to be used by sports teams and for fitness instruction.

Jerry Page, 615 Maiden Lane, stated that there were not 28 parking spaces Broadway Street as indicated by the map. Sayles replied that he counted 27 spaces from the first pavement marking to 8<sup>th</sup> Street. Mr. Page voiced concerns about how difficult exiting onto Maiden Lane may be due to the contour of the land. Page also wanted to know if the catch basins tied into the city storm sewer.

Keith Brookhart, 607 Maiden Lane, voiced concerns about parking and security lighting. Mr. Brookhart explained that one of the security lights faces directly into their front window. He asked that the lights be directed downward. Meeker responded that they wanted to be good neighbors and would redirect lights. Brookhart questioned if the former school would return to a polling place. Fangman advised that would be a decision for the Muscatine County Auditor.

Brookhart asked if the restrooms and locker rooms would be left in place. Meeker replied that they planned to leave the gym facilities with little modification, however they would have to add larger equipment for use by adults.

Vern Wilson, 606 W. 8<sup>th</sup> Street, stated that Meekers build quality merchandise and he wasn't opposed to the project but had questions. Mr. Wilson asked if there would be a curfew for the gym use, citing concerns about the "neighborhood going downhill". Wilson also stated that he counted 85 parking spaces on the plan submitted. He thought this indicated future development and would be sold off. He also asked for a definition of "young professionals", a term that was used in the apartment description. He voiced concerns about the 8<sup>th</sup> Street access. He thought this would be a large traffic concern. He strongly suggested the use of a one-way access off 8<sup>th</sup> Street and one-way exit onto Maiden Lane. Meeker responded that the lower parking lots will be used for the 19 apartments and the rest of the parking would be for the gym. Meeker stated that they are purchasing this property to keep it as they are in the rental business. He added that there would no low rent housing units. He explained that their rental market is for younger people starting entry level professional jobs such as Hon, Monsanto, etc.

Vicky Jasiotta, 609 W. 8<sup>th</sup> Street, asked if there would be protection for lights shining in houses at the 8<sup>th</sup> Street access. Meeker replied that they were open to fencing or screening. Chris Jasiotta, 609 W. 8<sup>th</sup> Street, stated that he was not opposed to the project and wants to see the property used. He asked what the median rent would be. Meeker estimated the \$700 range. Mr. Jasiotta also asked for a curfew for functions in the gym citing that the property is surrounded by single-family homes. He also stated that 80-90 feet of their property backs up to the Meeker property and he wants a privacy fence installed because he doesn't want to look at the garages and parking lot. He also voiced concerns about traffic on 8<sup>th</sup> Street and asked if any thought had been given to a drive off Maiden Lane. Meeker restated that he thought widening the 8<sup>th</sup> Street access for two-way traffic may be the best option. Meeker also noted that the traffic flow might not be as congested with this use rather than the school. Sayles asked Mr. Jasiotta what a reasonable curfew was. He replied that 10 p.m. may be acceptable. Mr. Jasiotta noted that the plan indicates gym usage of 25-30 people. Meeker responded that this is merely an estimate. He advised that the gym is small and he didn't think there would be many more people than that.

Mr. Wilson speculated that Commission members had their minds made up about this project and that they most likely weren't going to listen to the citizens' concerns before making their decision. Hansen replied that the Commission is made up of citizens who are not paid for their service. She added that their decisions are based on input received at the meeting. Wilson reiterated his concerns about safety on 8<sup>th</sup> Street.

Keith Brookhart asked if the 8<sup>th</sup> Street access would be wide enough to accommodate fire and ambulance services. Fangman replied that prior to construction a site plan review is required. Staff from the fire department will be part of this review.

Mrs. Jasiotta asked how many people there would be in each apartment. She also stated that she would like to see a curfew of 9:00 p.m. set so that people could be gone by 10:00 p.m. Meeker replied that the apartments would be mostly 1-2 bedroom units. He estimated 1-2 people per unit.

Fangman explained to the group that the Commission has the power to make recommendations to Council with conditions to address concerns, such as maximum occupancy, access, hours, traffic, etc. Mr. Jasiotta asked how they would find out what was said to Council and do they have to attend. Fangman advised that after the Commission makes a decision it would be submitted to City Council. He added that there would be public hearings at the Council level as well. He stated that once approved by Council, the Commission recommendations would then become law. Mrs. Jasiotta asked how they would know if their concerns were passed on the Council. Fangman responded that Council would get a staff report that would give that information. He also encouraged the residents to attend the Council meetings and express any concerns they may have. Mr. Meeker indicated that he would gladly meet with anyone on site to address their concerns.

Jerry Page asked if the City's traffic committee would be involved. Fangman stated that he would take the traffic concerns raised to the next meeting.

Sayles stated that it seemed the Commission was fine with the rezoning request and asked if they should take action on that item alone and revisit the development plan. He thought Meeker may want to take the feedback received and make modifications. Fangman replied that, in terms of timing on the project, it may be better for Council to keep the rezoning and development plan considerations together and move them forward all at once. Steve Nienhaus asked if there was a need for a traffic study to be done. Nienhaus speculated that there would be a lot less traffic with no school. Fangman noted that after the school closed the traffic light from Roscoe Avenue was removed and there hadn't been any

concerns received. He indicated that there used to be complaints about parents stacking up in the area during pick up and drop off times. Mr. Jasiotta stated that adding a private lane would add more traffic and thought it should be looked at further. Sayles replied that he didn't say the development plan should be approved as is but suggested approval with conditions attached.

After much discussion, Steve Nienhaus motioned to table the item; seconded by Gary Mowl. All ayes, motion carried. John Sayles motioned to set a special meeting on Tuesday, November 22, to discuss and take action on the item; seconded by Nienhaus. All ayes, motion carried.

**Rezoning Case #Z-144-16 – Kenneth & Dana LaRue, Non-Emergency Medical Transport – 922 Hancock Street – R-3 Single Family Residential to S-2 Institutional Office**

Kenneth and Dana LaRue were present to discuss the request. They own and operate Non-Emergency Transport. They indicated that they need office space and propose to construct a building large enough to house 15-20 vehicles. Mrs. LaRue stated that she spoke with many neighbors in the area and no concerns had been expressed. Sayles asked what they anticipated the proposed building would look like. Mr. LaRue replied that he was planning for a 60'x80 or 100' nice pole barn. He said they would need it to be tall enough for a 14-foot entrance. He added that they would like to acquire a vehicle much like a MuscaBus to transport veterans to the VA. Mrs. LaRue advised that they plan to use the existing church building for office space. She added that as they develop the property they may move the office to the storage building and turn the former church into their residence. They advised that they transport senior citizens and handicap persons to and from medical appointments and family activities. Currently, they use their home for an office and rent parking spaces for their vehicles. Ingram asked if their access would be off Hancock Street or Isett Avenue. Mrs. LaRue stated that the property currently has a gravel lot off Hancock that will be used initially. She indicated that their busiest times would be from 9 a.m.-4 p.m. Monday through Friday and most of the traffic would be employees picking up and dropping off work vehicles. Fangman noted that this a good reuse of the property. Sayles motioned to approve the request; seconded by Ingram. All ayes, motion carried.

**Development Plan**

**3005 Harmony Court – Muscatine Downtown Investors LLC (Tom and Ann Meeker) – 5.4 Acres – Proposed Development Plan would allow for: the existing building to be converted into a six unit apartment building, the construction of a 4 unit apartment building, construction of 6 duplexes, and the construction of a private driveway accessing Fulliam Avenue.**

Luke Meeker was present to discuss the request. Mr. Meeker advised that all new construction would be developed as condos. Fangman relayed that staff had received a call wondering what the target market was for the units. Meeker replied that they were looking at the \$180,000-200,000 range. He added that senior living would be good based on the walkability to area facilities.

Kim Latta, who owns 1707 Duncan Drive, asked how many bedrooms each unit would have; would the units be rentals or sold; low rent housing? Ms. Latta advised that her handicap son lives at the residence. Meeker replied that the four- and six-plex buildings would be two bedroom rentals in the \$900 range. There will be no low rent housing units. Ms. Latta asked if they if traffic would increase when they changed the access to Fulliam Avenue and closed Harmony Court. She also asked if sidewalks would be installed. Fangman responded that the Houser Street/Fulliam Avenue intersection is being addressed at the Council level. Meeker advised that a condition of the sale with Muscatine County is that Harmony Court will stop at the property line. Kirk Latta also voiced concerns about gaps in the sidewalks on Fulliam Avenue. Fangman responded that the City has developed a sidewalk gap program and that this is an area that can be addressed.

Jason Hurlburt, 1800 Duncan Drive, asked if the duplexes would be subdivided out and if that use was allowed with the zoning. Fangman replied that the property would remain one parcel. He added that the access off Fulliam Avenue would be a private drive. He explained that this property is located in an S-3 district and all uses must be approved with a development plan. Mr. Hurlbut stated that he was concerned about storm water management. He explained that the area shown currently drains very slowly near his house and pools sometimes. Fangman noted that development will have to go through a site plan review process with staff. Drainage would have to be addressed at that time.

Mowl motioned to approve the request; seconded by Sayles. All ayes, motion carried.

Adjourn.

Respectfully Submitted,

Andrew Fangman, Secretary  
City Planner

ATTEST:

Jodi Hansen, Acting Chairperson  
Planning & Zoning Commission



**MINUTES**  
**November 14, 2016 – 5:30 p.m.**  
**Planning and Zoning Commission**  
**On-site Meeting – 610 Maiden Lane**

**Present:** John Sayles, Jodi Hansen, Gary Mowl, Jordan Pahl, and Steve Nienhaus.

**Excused:** Rochelle Conway.

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

**Also:** Tom, Ann, and Luke Meeker, Jerry and Linda Page, Keith Brookhart, Chris Jasiotta.

**Rezoning Case # Z-143-16 – Muscatine Downtown Investors LLC (Tom & Ann Meeker) – 610 Maiden Lane (former Garfield Elementary School) – R-3 Single Family Residential to S-1 Special Development District**

Tom Meeker explained that a school is easy for them to convert and maintain. He said they would use the gym for fitness classes or sports practices with no big crowds. He explained that the building was set up in two portions. He indicated that they would start using Unit A (referring to the 1-story gym portion) right away. Unit B, as he described the 3-story portion of the building, would be remodeled into nice apartments. He stated there would be no low rent units. He anticipated mostly one bedroom units with some studio units. Jerry Page, 615 Maiden Lane, asked if the apartments would be one-floor units. Meeker replied they would be a single floor and some would have balconies. His thoughts included changing the library space into a community room/gathering space for tenants.

Mr. Meeker explained that after speaking with the city engineer (Jim Edgmond) they have decided to move the access to Maiden Lane. The access off Maiden Lane would be made with as little change to the property as possible. The initial plan is also to leave the playground equipment unless issues arise. John Sayles stated that there were previous questions about drainage and catch basins. Mr. Page also expressed concerns about the drainage issue, especially with pavement and buildings to be added in the lower lot. Meeker replied that he would involve engineers and architects to be sure it works properly.

Sayles also asked about the city lot that goes through a portion of the property. Meeker replied if they left the area as a sidewalk it could be fine. He also advised that a portion of Bruce Bean's garage at 523 W. 8<sup>th</sup> Street was located on the city parcel. He stated this parcel would be something he would address with the City and Bruce Bean but they weren't going to let it affect their purchase.

John Sayles asked about the security light concerns that were brought up at the November 8, 2016, meeting. He asked if the lights causing problems could be pointed out. While walking around the building, Keith Brookhart, who had expressed some concerns at the previous meeting, showed Tom Meeker which light was causing him problems. Mr. Meeker advised that was a simple fix for them to make and one they would address. He also stated that they were going to look at all of the lights on the property as they develop it.

Jodi Hansen noted that fencing was an issue brought up at the November 8, 2016, meeting when the access was off of 8<sup>th</sup> Street. Meeker replied that since that meeting they have spoken with the neighbors about their concerns and the neighbors were satisfied now that there was an access change.

Sayles asked if there would be a revised plan submitted for the special meeting on November 22, 2016. Meeker advised the plan would be adjusted.

Hansen questioned if the concern about curfew had been addressed. Meeker said that he spoke with the school system and he didn't think it would be a problem. Most of the activities would be small side groups. He indicated that there could be small offices for groups in Unit A. Keith Brookhart noted that there weren't issues with many late activities at the property now. Sayles asked if neighbors present were OK without a curfew requirement. There was no opposition expressed to moving forward without a curfew requirement. Meeker indicated that complaints should come to him and he would address them. Andrew Fangman reminded the group that the building would be predominantly residential and that tenants wouldn't want loud activities.

John Sayles asked if this topic was taken to the Traffic Committee. Fangman said his instruction was to take the access off 8<sup>th</sup> Street to the committee. With the access change, he didn't feel it necessary. He also noted that City Engineer Jim Edgmond was involved in the discussion with Tom Meeker to change the access to Maiden Lane.

Jerry Page told Meeker that he would need to make his tenants aware that the intersection of Maiden Lane and Roscoe Avenue can be difficult to maneuver in the winter. The road gets very slick and it is difficult to stop at the intersection.

Adjourn.

Respectfully Submitted,

Andrew Fangman, Secretary  
City Planner

ATTEST:

Jodi Hansen, Acting Chairperson  
Planning & Zoning Commission

**MINUTES**  
**November 22, 2016 – 5:30 p.m.**  
**Planning and Zoning Commission**  
**Special Meeting – City Council Chambers**

**Present:** John Sayles, Jodi Hansen, Gary Mowl, and Rochelle Conway.

**Excused:** Jordan Pahl, Wendi Ingram, and Steve Nienhaus.

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

**Also:** Tom and Ann Meeker, Keith Brookhart, Vickie Jasiotta.

**Rezoning Case # Z-143-16 – Muscatine Downtown Investors LLC (Tom & Ann Meeker) – 610 Maiden Lane (former Garfield Elementary School) – R-3 Single Family Residential to S-1 Special Development District and Development Plan**

Tom and Ann Meeker were present to discuss the request. Vickie Jasiotta, 609 W. 8<sup>th</sup> Street, asked if the sewer would have enough capacity to handle 19 units. Mr. Meeker advised that the sewer capacity will be reviewed prior to development. Ms. Jasiotta asked how snow removal would be handled and where it would be placed. Mr. Meeker advised they will dump snow on their own property. Ms. Jasiotta also asked if there were any thoughts given to curfew. Mr. Meeker replied that the development would be like downtown with small businesses. He added that he didn't want to regulate the businesses. Ms. Jasiotta advised that she wanted a 9:00 p.m. curfew imposed, citing people working all day and not wanting to be disturbed. She also requested a privacy fence to be installed along her property so that they didn't have to look at the playground. She also asked how trash would be handled. Meeker replied that they would likely place a dumpster on site and monitor the trash. Ms. Jasiotta asked if the lane off of 8<sup>th</sup> Street would be used. Meeker replied that it would not be used. He explained that the lane was made as a sidewalk not a road. He believed it would be better to use Maiden Lane as access. Ms. Jasiotta asked if tenants would be able to have animals and what size? Meeker responded that if animals were allowed there was a lot of greenspace on their property. He advised that they would monitor use and clean up. Ms. Jasiotta questioned how drainage would be handled at the parking lots. Meeker noted that the drainage will be engineered for functionality. Ms. Jasiotta asked if there were plans for future expansion. Meeker replied that there are no expansion plans at this time. He stated that Building A and Building B would remain pretty much the same. He added that there would be two-story common areas and balconies inside for bedrooms. Ms. Meeker clarified that there would be no balconies added to the exterior of the building and there were no plans to expand. Mr. Meeker noted that they want to work with adjacent property owners and be good neighbors. Ms. Jasiotta stated that she wanted to see the buildings occupied, but she also wanted to be able to live there.

Keith Brookhart, 607 Maiden Lane, asked where the garbage and recycling pick up would be located. Mr. Meeker advised the dumpster and recycling bin will be set at the same location the school used.

John Sayles noted that according to the Development Plan parking for Building B will be 20 spots at the rear of the building. Meeker responded that most of the parking space counts listed on the plan are for Building A. He advised that the number of spaces for Building B will vary based on the design to meet City Code requirements.

Jodi Hansen asked what the gym capacity was. Meeker estimated 150-180 but noted that the Fire Department would evaluate that and establish the capacity. He noted that there were a lot of exits from the gym. Hansen questioned if there would be large events. Meeker advised that they anticipated sports practices and occasionally fund raisers. He noted interest had been expressed with a golf simulator and batting cages.

Ms. Meeker advised there was a lot of interest for softball and volleyball practices. She asked that neighbors come to them if they find a group that a group is being problematic. Ms. Jasiotta asked where people were going to park for events. Ms. Meeker questioned where people parked for school events. Ms. Jasiotta advised that people often parked neighbors in. Ms. Meeker advised that should this happen neighbors were welcome to call and they would respond to correct the situation.

Peg Hagist, 607 W. 8<sup>th</sup> Street, asked if they were going to permanently close the sidewalk off of 8<sup>th</sup> Street. Ms. Hagist advised that a lot of bad things go on down in that area; citing drug dealing. Meeker advised that they will install a gate that blocks vehicles only but still allows for pedestrian travel. Meeker noted that nothing will be permanent at this time. He stated they would look into extra lighting and maybe security cameras.

Sayles asked if the play equipment will remain in the hollow. Meeker responded that they intend to leave the equipment for now. He added that they will remove it if needed. He stated that they told the school they would not sell the equipment. They wish to leave the equipment for the neighborhood.

Sayles noted that the consensus with neighbors present at the on-site meeting (November 14, 2016) was no curfew was needed. He advised against setting a curfew and see how it goes with Meekers handling it. He stated that 9:00 p.m. was too early; 10:00 p.m. may be OK but he didn't want to dictate business regulations.

The request for zoning change and corresponding development plan were submitted concurrently. Mowl motioned to approve the zoning change request; seconded by Sayles. All ayes, motion carried. Conway motioned to approve the development plan; seconded by Sayles. All ayes, motion carried.

Adjourn.

Respectfully Submitted,

Andrew Fangman, Secretary  
City Planner

ATTEST:

Jodi Hansen, Chairperson  
Planning & Zoning Commission