

**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 Washington 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