

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 Washington 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. 8th 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 8th 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. 8th Street, asked if they were going to permanently close the sidewalk off of 8th 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