

**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