

MINUTES
July 11, 2017 – 5:30 p.m.
Planning and Zoning Commission
Muscatine City Hall
City Council Chambers

Present: Jodi Hansen, John Sayles, Rochelle Conway, Wendi Ingram, and Andrew Anderson.

Excused: Jordan Pahl and Steve Nienhaus.

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

Also: John Eichelberger and Bob Buker.

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

Minutes:

Staff advised that the minutes from the June 13, 2017 meeting would be submitted at the next meeting.

Subdivisions:

Subdivision Case # PZS 5– Replat of Lots 5 and 6 of Spring Valley Ranchettes (County) – Nicholas and Debra Wheaton and Ronald and Ellen Oostendorp – 3 lots – 7.49 Acres – Spring Valley Lane and Deer Creek – Unincorporated Muscatine County

Attorney John Eichelberger was present to discuss the request. Mr. Eichelberger advised that the petitioners own lots 5 and 6 and there is a buildable space south of the pond. They wish to subdivide the lots to add a third lot to sell. He added that this item is on the County Planning and Zoning Commission agenda for July 13, 2017. Ingram asked if there would be additional covenants. Eichelberger replied that the covenants will remain the same. Sayles motioned to approve the subdivision request; seconded by Conway. All ayes, motioned carried.

Subdivision Case # PZS 6– WDS Subdivision (County) – White Distribution and Supply on behalf of Alpha Morehouse – 1 lot – 4.18 acres – 3900 block of Park Avenue West – Unincorporated Muscatine County

Attorney John Eichelberger was present to discuss the request. Mr. Eichelberger advised that the property was primarily outside City limits. This request is on the August agenda for the County Planning and Zoning Commission. He added that his clients also intend to voluntarily annex the property into the City of Muscatine. Conway motioned to approve the subdivision request; seconded by Anderson. All ayes, motioned carried.

Voluntary Annexation Request – WDS Subdivision (County) – White Distribution and Supply on behalf of Alpha Morehouse – 1 lot – 4.18 acres – 3900 block of Park Avenue West – Request of M-1 Zoning upon Annexation

Attorney John Eichelberger was present to discuss the request. He advised that this request coincides with the WDS Subdivision request. He stated that they request to change the zoning classification to M-1 to match the zoning classification for the adjacent property also owned by White Distribution and Supply (WDS). WDS is looking to expand its business within City limits. Mr. Eichelberger explained that there will be no increase in zoning and the additional property will have the same use as existing property. Fangman noted that the plat submitted will be adjusted to include additional right-of-way that will be part of the annexation request. Ingram motioned to approve the voluntary annexation request; seconded by Sayles. All ayes, motion carried.

Development Plan Approval Request – Beaver Builders Inc. – Approximately 100 Townhomes – 7.5 Acres – S-3 Zoning – District North side of North Port Drive – Proposed Muscatine Landing Subdivision

Bob Buker of Beaver Builders, Inc. was present to discuss the request. Mr. Buker explained that they believe there is a need for this type of housing in the City of Muscatine. He advised that they plan to construct approximately 100 townhomes to be rented. He noted that they have been very successful with similar developments in the Quad City area and Clinton. Anderson asked who will operate the development. Mr. Buker replied they will hire an on-site manager and operate the facilities. He added that there is a very large pond on the site that they would like to eventually clean and

clear the area to create a recreational area. Anderson asked if further development will be residential or commercial. Mr. Buker advised that the area further back from the highway will be more residential development. Hansen asked if there will be commercial development. Mr. Buker responded that there are discussions for a future hotel and convenience store/restaurant site closer to North Port Drive. Mr. Buker advised that they have a sewer problem in that the closest sewer is located 2,000 feet away to the north. He stated they are hoping to have a TIF district established to help with these costs. Sayles questioned if the development plan drawings should show where the park is going or is the written text sufficient. Mr. Buker agreed that it likely should be shown on the development plan. Sayles asked how many units will be in each building. Mr. Buker replied there would be 4-6 units per building. Sayles asked for confirmation that the units will be set as condos. Mr. Buker confirmed that the properties will be set up as individual lots. They plan to rent the units, but will also have the option to sell them. Sayles asked staff if the Traffic Committee would be looking into the intersection of U.S. Highway 61 and University Drive. Fangman stated this will be an area reviewed by the Traffic Committee. Anderson asked how much emphasis has been placed on sidewalk connectivity in their other developments. Mr. Buker advised there are a lot of internal sidewalks. Fangman noted that City Code requires sidewalks within the development. He also stated that long-term City plans include a trail along U.S. Highway 61. Gobin advised that a longer-term view of the City has a connector road to Highway 38. He added that Friendship Drive will be dedicated as a City street. Buker advised that they hope to widen and expand University Drive. Fangman explained that the City's vision is to extend University Drive to 180th Street. Fangman advised Commission members that the original development plan showed all commercial development, thus the proposed hotel and gas station are still approved uses. The revised plan references the residential development. Sayles cautioned that the development plan shows access as one way in and one way out. Buker noted they were aware of that and would like to work with the City to make this better. Sayles motioned to approve the revised development plan; seconded by Conway. All ayes, motion carried.

Subdivision Case # PZS 7 – Muscatine Landing Subdivision – Beaver Builders Inc. – 28.4 Acres – S-3 Zoning – District North side of North Port Drive – Proposed Muscatine Landing Subdivision

Bob Buker was present to discuss the request. Fangman advised that the previously platted, but not constructed, Lakeview Avenue is being relocated and renamed. He added that technically right-of-way is being vacated and reassigned with this plat. Mr. Buker explained that the street is being moved to facilitate alignment within the proposed development. Ingram motioned to approve the revised development plan; seconded by Sayles. All ayes, motion carried.

Adjourn.

Respectfully Submitted,

Andrew Fangman, Secretary
City Planner

ATTEST:

Jodi Hansen, Chairperson
Planning & Zoning Commission