

**MINUTES**  
**October 10, 2017 – 5:30 p.m.**  
**Planning and Zoning Commission**  
**Muscatine City Hall**  
**Lower Level Conference Room**

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

**Absent:** Jordan Pahl

**Staff:** Andrew Fangman, City Planner, Community Development

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

**Minutes:**

Staff advised that the minutes would be postponed to the next meeting.

**Development Plan:**

**RBW Enterprises LLC • Lots 6 through 16 of Riverbend Fifth Addition • West side of Diana Queen Drive • A development plan amendment, to for the construction of four duplexes and two single family homes. The applicant intends to operate them as elder group homes**

Jodi Hansen read summary of the proposed development plan amendment.

Wesley Stalkfleet, 2896 Canterbury Drive, representing RBW Enterprises LCC, explained what an elder group home is.

Mr. Stalkfleet explained that the proposed duplexes would expect for two units sharing a common wall, be identical to the existing elder group home located at 3500 Diana Queen Drive. He further explained that each duplex would share a driveway. He also stated that single family home style elder group homes would be constructed on the northern most lots, because the steepness of these lots made it impractical to construct duplexes.

Mr. Stalkfleet explained which of the proposed duplexes would be built next, with completion hopefully occurring in June of 2018. He further explained that full build out would occur in 2 to 5 years.

Wendi Ingram asked why the duplex that will be directly adjacent to the existing elder group home at 3500 Diana Queen Drive will not be the next one to be constructed. Mr. Stalkfleet advised that a replatting of the existing lots would have to occur first, as with current lot lines that unit would occupy two lots.

John Sayles asked if the applicant intended to continue to own the development after it was constructed. Mr. Stalkfleet answered that he did.

John Sayles asked if 5 was the maximum number of residents per unit. Mr. Stalkfleet answered that it was.

John Sayles asked what the development plans for the northern most lot was. Mr. Stalkfleet responded that it still is to be determined, he might construct a standard single family home on that lot, or simply sell the lot.

John Sayles asked if a replat was forthcoming. Mr. Stalkfleet answered that it was.

Andrew Anderson asked if the 5-person maximum occupancy limit included the caretaker. Mr. Stalkfleet answered that it did not.

Jodi Hansen asked if all the potential residents would require the same level of care. Mr. Stalkfleet answered that they would not, and described the spectrum of care offered.

Jodi Hansen asked if it some point the elder group homes could be sold off as single-family homes. Mr. Stalkfleet answered that they could.

Andrew Anderson asked for an explanation of the need for the private 4' wide sidewalk running along the rear of the subject parcels. Mr. Stalkfleet explained that State regulations for elder group home required an exit out both the front and back of the home that had access back to a public sidewalk.

Bob Gay, 3200 Anastasia Place, asked if a traffic study had been performed. Andrew Fangman responded that the trip generation manual indicates that this type of development generates significantly less traffic than the single family homes that the current development plan calls for.

Alice Gay, 3200 Anastasia Place, expressed concern over the height at the time of planting of the proposed vegetative screening that is to be planted along the rear property line. She wants taller plants at the time of planting. Ms. Gay reasoned that the presence of the proposed rear sidewalk made this vegetative screen necessary. She also expressed concern over overflowing of the pond on the north end of the subject area.

Jeanne Johnson, 3212 Anastasia Place, stated that she was opposed to any dumpsters. She expressed concerns that the development of elder group homes could have a negative impact on the value of nearby properties. Ms. Johnson asked how far the rear sidewalk would be from the rear property line. Mr. Stalkfleet responder that they would be about 10' apart.

Alice Gay asked a question about the proposed utility easement vacation.

Jeanne Johnson asked about completion dates.

Alice Gay asked if entire rear sidewalk was to be completed to construction of the proposed elder group homes. Mr. Stalkfeet answer that it will not all be constructed at once, but will be phased so that as elder group homes are constructed that enough of the rear sidewalk is completed to complete a route to a public sidewalk.

Andrew Anderson asked if the proposed one car garages could potentially impact the future resale of the proposed elder group homes. Mr. Stalkfleet responded that the garages were 14' wide, and that there was not sufficient space to make them into two car garages.

Warren Dickerson 3201 Anastasia Place, asked why the subject parcels could not be rezoned.

Jodi Hansen asked for a motion. There was then a discussion of the landscape plan. Anderson motioned to approve the revised development plan as presented; seconded by Nienhaus. Motion carried all ayes.

**Utility Easement Vacation:**

RBW Enterprises • Lots 9, 10, & 11 7 Riverbend Fifth Addition • West side of Diana Queen Drive

Jodi Hansen asked for a motion. Sayles motioned to approve the utility easement vacation as presented; seconded by Ingram. Motion carried all ayes.

Adjourn.

Respectfully Submitted,

Andrew Fangman, Secretary  
City Planner

ATTEST:

Jodi Hansen, Chairperson  
Planning & Zoning Commission