

MINUTES
March 12, 2019 – 5:30 p.m.
Planning and Zoning Commission
Muscatine City Hall
City Council Chambers

Present: Rochelle Conway, Jodi Hansen, Wendi Ingram, Robert McFadden, and John Sayles

Excused: Andrew Anderson and Steve Nienhaus

Staff: Andrew Fangman, City Planner, Community Development
Lindsay Whitson, Community Development Coordinator, Community Development

Chairperson Jodi Hansen opened the meeting at 5:30 p.m. and read the Mission Statement.

Minutes:

Robert McFadden moved to approve the minutes submitted for the February 12, 2019 meeting; seconded by Rochelle Conway. All ayes, motion carried.

Subdivision:

Subdivision Case PZS#15 – Blessing Point Subdivision – Debbie and Don Reiner – 1 lot – 1.16 acres – N. Isett Avenue (Unincorporated Muscatine)

Debbie Reiner, 810 Wier Street, spoke to the Commission about the case. Her and Don Reiner have filed a combined preliminary/final plat for Blessings Point Subdivision on N. Isett Avenue. The subject area is zoned R-1 Residential and is 1.16 acres. The purpose is to create a residential lot for the construction of a new home. Staff recommended approval.

Robert McFadden moved to approve the subdivision case; seconded by John Sayles. All ayes, motion carried.

Utility Easement Vacation – Darrell and Brenda Goff – Lots 45, & Outlot A – Riverbend Second Addition – 3435 Clermont Drive

A representative was not present to discuss the case. Darrell and Brenda Goff had submitted a utility easement vacation plat to vacate a ten foot wide utility easement, composed of two adjoining 5' utility easements located on Lots 25 and Outlot A of the Riverbend Second Addition Subdivision (3435 Clermont Drive). The intent is to combine the two parcels, making the discussed utility easements unnecessary as the resulting parcel will already have all of the necessary utility easements located along the perimeter. Staff recommended approval.

Wendi Ingram moved to approve the utility easement vacation; seconded by Rochelle Conway. All ayes, motioned carried.

Other:

Request from City Council for a recommendation from the Planning and Zoning Commission on a change to parking lot surfacing standards – continued discussion from the December 11, 2018 and February 12, 2019 meetings

Andrew Fangman outlined the discussions that have taken place thus far on the ordinance request and reviewed the items that were included in the agenda packet, including a draft proposal of the ordinance. Santos Saucedo, 3 Nelson Drive, stated that he had invited a local business to speak and to address how the hard surfacing requirements negatively affect their business. Jason Curry of Curry's Transportation Services, 42 Highway 61 South, discussed how hard surfacing the businesses entire parking lot is not conducive. He stated that dust control initiatives are in effect for the property and that allowing slag can serve as a good alternative on private property. Mr. McFadden stated he is against the use of slag for belief that it has remains of lead in it, resulting in dust from slag being toxic.

Ms. Hansen recognized that the current City Code does allow businesses the opportunity to apply for the use of alternative hard surfacing products, and that another business has taken advantage of the option. The City would then approve or disapprove of the alternative based on the business' site plan and request.

Mr. Fangman stated that if the City allows businesses to store equipment on gravel, that residents may question why they cannot also store items such as boats, trailers, etc. on gravel on a residential property. In addition, administratively it would be extremely difficult to enforce the number of times a business moves their trailers and heavy equipment per month. Mr. Curry stated that only moving a trailer four times a month (as outlined in the draft proposal) is not doable, and that at least once daily would be more feasible. Mr. Fangman also mentioned that Muscatine Power & Water are conducting further research to see if putting the requested material over this area would affect what is called the Wellhead Protection Area, which prevents contamination from affecting a well or well-field supplying a public water district.

Mr. Sayles claimed that he recalled that the proposal was to include M-1 in addition to M-2. He also recommended removing vehicles from the proposal. Mr. Fangman said that both of these edits would be fine to implement.

Ms. Ingram stated that she spoke to a representative from the Environmental Protection Agency (EPA) and shared that the amount of emissions released will not release the high levels recognized in the 1980's letter received from EPA.

Mr. McFadden suggested requiring businesses to pave a certain percentage of their property in accordance with City Code. This would include property that is frequently used, rather than used primarily for storage. A percentage would allow for businesses of all different sizes in the eligible zoning districts to benefit from the flexibility in the updated City Code.

Jerry Platt of Curry's Transportation Services, 42 Highway 61 South, shared that as long as the surfacing materials are encapsulated, they should not cause dust issues. He recommended viewing a project completed in Louisa County where a sealer/protectant is used over slag. Mr. Platt believes that slag is an acceptable material if encapsulated, and that it stays together unlike rock/gravel once laid.

Following this discussion, Ms. Hansen proposed that Mr. Fangman draft another proposal with suggested updates to present at the next Planning & Zoning Commission meeting (April 9, 2019). Mr. Fangman reviewed some of the major edits recommended for the draft proposal to ensure that all items are addressed. Recommended changes to the current draft proposal include the following;

1. M-1 will be included in addition to M-2
2. Buffers only include landscape requirements rather than the requirement of a fence and/or wall
3. Identify what materials the Commission does not want to see used
4. Implement a percentage of the property that is required to be hard surfaced in accordance with the standards set forth in Sections 10-28-8 (A), (B), (C), and (D) of City Code.

Review of the proposed Fiscal Years 2020 through 2024 Capital Improvement Plan (CIP)

Ms. Whitson asked the Commission if they had any questions in regards to the CIP update that had been distributed approximately five weeks prior to the meeting. Mr. Sayles stated that he had provided updates via hard copy but did inquire about why a few of the City's upcoming projects may be missing from the CIP update. This includes Carver Corner and 2nd and Mulberry. Devin Petit, 618 Walnut Street, asked why the three-lane conversion of Park Avenue is not included in the plan. Ms. Whitson stated that she would reach out to Public Works for a definitive answer as to why the three projects were not included in the CIP update. The Commission requested that Ms. Whitson send any updates that have been/will be made to the CIP prior to the next meeting, where they will provide further comment if needed.

Meeting adjourned.

ATTEST:

Respectfully Submitted,

Jodi Hansen, Chairperson
Planning & Zoning Commission

Andrew Fangman, Secretary
City Planner