

MINUTES
April 9, 2019 – 5:30 p.m.
Planning and Zoning Commission
Muscatine City Hall
City Council Chambers

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

Excused: 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:

John Sayles stated that the minutes were incorrect when listing Curry's Transportation Services as 42 Highway 61 South. The correct address is 4200 Highway 61 South. Robert McFadden moved to approve the minutes with the necessary edit to Curry's address, and John Sayles seconded the motion. All ayes, motion 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, and March 12, 2019 meetings

Andrew Fangman outlined the discussions that have taken place thus far on the ordinance request by City Council. Mr. Fangman stated that staff still recommends that no change is to be made to the ordinance, but that he had prepared a draft ordinance to consider if a change to the ordinance is desired by the Commission. Changes include;

1. Removing the requirement that non-hard surfaced outdoor vehicle storage areas be screened from public streets by a solid 6' fence and that the requirement be that such areas be screened from public streets by a landscaped buffer yard left in place.
2. Add a requirement that adjoining residential areas be screened from non-hard surfaced outdoor vehicle storage area with a landscaped buffer yard.
3. Change the portion of the proposed code language that is intended to limit the use of non-hard surfaced outdoor vehicle storage areas with minimal vehicle movements by removing the requirement that, "Any vehicle, trailer, or equipment stored in an outdoor storage area surfaced with gravel, crushed stone, chip seal, oil, or other such surfacing material shall not be moved more than a monthly average of four times. If a storage area contains vehicles, trailers, or heavy equipment that is moved more often, then the area shall be hard surfaced." This requirement has been replaced with a prohibition on using non-hard surfaced outdoor vehicle storage areas for customer parking, employee parking, loading or unloading of vehicles, or vehicle maintenance.

Discussion continued on the outlined draft ordinance. Andrew Anderson discussed that he believes eliminating the requirement of a solid 6' fence is practical. The Commission decided that if an ordinance update were to take place, the change would only be permissible in M-2 and not M-1, as M-1 could affect a number of residential properties. Robert McFadden stated that if the Commission decides to adopt the changes to the ordinance, that enforcing compliance would be extremely difficult. He also believes slag to be toxic and that it would negatively impact the environment.

Ms. Hansen also reminded the Commission that if a business desires, they may request to take their case to the Zoning Board of Adjustment for a variance. Mr. Fangman stated that more than likely this type of case would not be a strong case for the Zoning Board of Adjustment, but that it is possible.

Mr. McFadden motioned to deny the request to update the ordinance in regards to changing the parking lot surfacing requirements in the M-2 district. He recommended that the current language in City Code remains. Mr. Sayles seconded the motion. Ms. Conway and Ms. Hansen were also ayes, and Mr. Anderson and Ms. Ingram were opposed to the motion. The motion carried as a majority vote was in favor.

Ms. Hansen asked why Mr. Anderson and Ms. Ingram opposed that the ordinance remains as is in current City Code. Ms. Ingram stated that air quality was one of the reasons the ordinance was revisited, and that parking lots no longer play such a large role in the release of negative emissions resulting in poor air quality. Mr. Anderson stated that a business located in M-2 more than 100 feet or more from the public right away, may not negatively affect the environment by producing large amounts of dust that reach public areas.

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

Ms. Whitson started by providing a follow-up response to the three projects that were discussed at the March Planning and Zoning Commission meeting. She stated that Brian Stineman with Public Works had indicated that Carver Corner is not included in the updated Capital Improvement Plan (CIP) because specifics of the project are not yet identified. The Second and Mulberry updates are included with the expenses listed in the Mississippi Drive project. Lastly, the widening of Park Avenue will begin construction in 2020 and is already being funded by the State. Mr. Anderson asked how the City Council handles the CIP once approved by the Planning & Zoning Commission. Mr. Fangman said that they provide modifications to the listed projects as desired, and add or delete projects as needed. Mr. Fangman clarified that the City Council and staff members use the CIP to assist with the development of the budget and that it allows for all documents to be listed and prioritized in one place. Ms. Ingram asked how the projects were scored in which Mr. Fangman replied that he and Ms. Whitson scored all of the projects.

The Commission agreed that more time was needed to review the document more thoroughly. It was agreed that members would review the document and provide comment to Ms. Whitson by Friday, April 19. If content related comments are received, Ms. Whitson will compile any comment and the Planning & Zoning Commission will hold a special meeting to make a recommendation for approval. If no comment is received, it has been noted that the Planning & Zoning Commission will approve the CIP update at the regularly scheduled May 14 Planning & Zoning Commission meeting. The document will be presented to City Council on May 9, so a recommendation for approval must be made prior to the date.

Meeting adjourned.

ATTEST:

Respectfully Submitted,

Jodi Hansen, Chairperson
Planning & Zoning Commission

Andrew Fangman, Secretary
City Planner