

**MINUTES**  
**November 13, 2012 – 5:30 p.m.**  
**Planning and Zoning Commission**  
**Muscatine City Hall**  
**City Council Chambers**

**Present:** George Fisher, Larry Wolf, David Colton, Dyann Roby, Jane Reischauer, Rochelle Conway, and Allen Harvey.

**Staff:** Steve Boka, Dir. Community Development, Community Development  
 Andrew Fangman, City Planner, Community Development  
 Stephanie Oien, Office Coordinator, Community Development

**Also:** Devin Pettit, Steve Kundel, Matt and Amy Mills, Ralph and Joyce Hoag.

Chairperson George Fisher opened the meeting at 5:30 p.m. and read the Mission Statement.

**Minutes:** Harvey motioned to approve the minutes of the September 11, 2012, regular meeting with discussed additions; second by Roby. All ayes, motion carried.

**Rezoning:**

**Rezoning Case #Z-131-12 • Economy Advertising Co. • 3318 Park Avenue West • C-1 Neighborhood & General Commercial to M-1 Light Industrial.** The request was voluntarily withdrawn.

**Rezoning Case # Z-132-12 • Community Bank on behalf of Mills Marine, LLC • 2875 Highway 61 • Muscatine County C-1 to City C-1 Neighborhood & General Commercial.**

Steve Kundel, attorney for Mills Marine, explained that Community Bank is voluntarily annexing the property and they are proposing a zoning change to run concurrently with the annexation. Matt Mills is looking to expand his business at this location. Harvey asked staff if approving the zoning request at this time would cause problems since the annexation is not complete. Boka responded that the City Council must have three readings of the zoning change prior to it becoming law. The annexation process should be finished at or near the same time. If needed, the third reading could be postponed to allow completion of the annexation. Fangman noted that both processes are scheduled to be completed January 3, 2013. Harvey motioned to approve the request; second by Wolf. All ayes, motion carried.

**Rezoning Case # Z-133-12 • Ripley's Development Corp, LLC • 1127 Ripley Court • Muscatine County C-1 to City C-1 Neighborhood & General Commercial.** There was no representative from Ripley's. Boka explained that this request in part of the annexation agreement and staff is trying to move it forward. Harvey asked if this would be considered spot zoning by allowing C-1 that will be surrounded by R-4. Boka replied that the zoning request is to maintain compatible zoning. There are no current zoning problems. Conway motioned to approve the request; second by Fisher. All ayes, motion carried.

**Rezoning Case # Z-134-12 • Ripley's Development Corp • U.S. 61 Muscatine County M-2, A-1, and R-1 to the R-4 Residential District.** There was no representative from Ripley's. Boka explained that County M-2 is equivalent to mobile home zoning. City R-4 zoning would allow mobile homes and all other activities that are current uses. Fangman noted that the zoning request has been initiated by staff, not the applicants. Roby motioned to approve the request, second by Wolf. All ayes, motion carried.

**Annexation:**

**Voluntary Annexation • Addition to Previously Discussed Voluntary Annexation Proposal for Ripley's Mobile Home Park and Nearby Areas.** At the its meeting on September 11, 2012, the Planning and Zoning Commission reviewed and recommended approval of a voluntary annexation request from five property owners covering 370.7 acres on 22 parcels. This voluntary annexation request relates the extension of sanitary sewer service to Ripley's Mobile Home Park. Since the Commission has reviewed this request Vickie Mott has requested that the 29.49 acres on parcels that she owns be included in this proposed voluntary annexation. All parcels not previously discussed for rezoning will come in as AG zoning which will be consistent with current use. Michelle Kelly of Townsend Circle was concerned that her property would be included in the annexation against her wishes. Boka responded that there are no additional properties that have been asked to annex. Only the parties that have voluntarily entered into annexation agreements will take part in this annexation. Roby noted that a task force group is sending letters out to select residents to encourage them to fight annexation. This misinformation is causing misunderstanding with property owners. Harvey motioned to approve the request, second by Conway. All ayes, motion carried.

Adjourn.

Respectfully Submitted,

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Steven Boka, Secretary  
Director of Community Development

ATTEST:

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George Fisher, Chairperson  
Planning & Zoning Commission