

MINUTES
December 11, 2012 – 5:30 p.m.
Planning and Zoning Commission
Muscatine City Hall
City Council Chambers

Present: David Colton, Dyann Roby, Jane Reischauer, and Allen Harvey.

Excused: George Fisher, Larry Wolf, and Rochelle Conway.

Staff: Steve Boka, Director of Community Development, Community Development
Andrew Fangman, City Planner, Community Development
Stephanie Oien, Office Coordinator, Community Development

Also: Devin Pettit, David Ripley, and Steve Ripley.

Vice Chairperson Allen Harvey opened the meeting at 5:30 p.m. and read the Mission Statement.

Minutes: Roby motioned to approve the minutes of the November 13, 2012, regular meeting; second by Colton. All ayes, motion carried.

Rezoning:

Rezoning Case # Z-135-12 • Ripley's Development Corp • U.S. 61 Muscatine County, Ripley's Mobile Home Park • R-4 Residential District & AG Agricultural to C-1 Neighborhood & General Commercial. Dave Ripley advised that the area included in the request has always had commercial uses. Mr. Ripley explained that Lot 1 is the retail sales and office for the mobile home community. Lot 2 is the location of the former Casey's store which will reopen in January as a different market. Lot 5 will contain storage units for the community members. Lots 3, 4, and 6 are reserved for future development. Roby asked if the proposed storage units will be similar to those recently built on University Drive. Mr. Ripley replied that they intended to construct nice units as that would help the community. Harvey asked if the access to Lot 5 would be interior to the Ripley property or if there were plans to extend access to U.S. Highway 61. Ripley responded there would be no highway access to Lot 5. He added that they may ask for a service road to reach Lots 3, 4, and 6 at a later time. Boka noted that the current frontage road is to become a city street. The C-1 zoning classification requires frontage on a city street. Boka indicated that some plat corrections were being made as some names on the plats were different. Roby motioned to approve the request as submitted; second by Reischauer. All ayes, motion carried.

Subdivision:

Preliminary/Final Plat • Ripley Addition Part One • U.S. 61 Muscatine County, Ripley's Mobile Home Park • 6 lot commercial subdivision. The discussion about this request coincided with the previous rezoning request. Boka indicated that the actions for each go hand

in hand with the first step being the zoning change. Reischauer motioned to approve the request as submitted; second by Colton. All ayes, motion carried.

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Adjourn.

Respectfully Submitted,

Steven Boka, Secretary
Director of Community Development

ATTEST:

Allen Harvey, Acting Chairperson
Planning & Zoning Commission