

**MINUTES**  
**January 10, 2012 – 5:30 p.m.**  
**Planning and Zoning Commission**  
**Muscatine City Hall**  
**City Council Chambers**

**Present:** David Colton, Rochelle Conway, George Fisher, Allen Harvey, Larry Koehrsen, and John Sayles.

**Excused:** Dawnese Openshaw

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

**Also:** Devin Pettit, Chuck Coulter, and Mike Ferguson.

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

**Minutes:** The minutes of the October 11, 2011, regular meeting were approved on a motion by Commissioner Koehrsen; second by Commissioner Sayles. All ayes, motion carried.

**Annexation:**

**Voluntary Annexation – Parkview Condominiums and Irish Ivy Subdivision – 16.02 Acres.** Boka asked Commission members if they would like to continue with the established policy of scheduling formal on-site visits prior to taking action on submittals or if they would rather conduct an informal on-site visit on their own and start the action process with the first meeting rather than the second. Koehrsen stated that he wants the Commission to be able to waive the formal on-site on a case by case basis. The consensus was that the members would like to leave the existing policy as is. Harvey motioned to have members conduct an informal site visit on their own and to schedule the item for action at the next meeting, seconded by Sayles. All ayes, motion carried.

**Voluntary Annexation – City of Muscatine – Municipal Airport Property – 2 Parcels – 47 Acres.** Boka explained that the property in question is located outside of the fence at the Airport. The City first has to annex the property from Muscatine County and then will work toward extending the fencing to include the area. He stated that the fence extension was included in the Capital Improvement Plan for the Airport. Harvey motioned to schedule the item for action at the next meeting, seconded by Conway. All ayes, motion carried.

**Voluntary Annexation – R. L. Fridley Theatres, Inc. – 2.810 Acres – Mulberry Avenue and US Hwy 61 Bypass.** Koehrsen, referring to a letter submitted by petitioner, asked why this project is unique. Chuck Coulter, attorney representing R.L. Fridley Theatres, Inc., replied that it was unique because of the configuration. Sayles noted that he would like to conduct a formal on-site visit for the zoning request and they might as well

discuss annexation while there. Sayles motioned to schedule an on-site visit, seconded by Koehrsen. There were five aye votes, with Harvey voting nay, motion carried.

**Zoning:**

**R-1, Single Family to S-3, Mixed Use – R. L. Fridley Theatres, Inc., 15.029 Acres – Attorney Charles Coulter – Mulberry Avenue and US Hwy 61 Bypass.** Harvey asked if this request includes the approximately two acres that are to be annexed. Boka responded that they were not included at this time. The additional two acres will be included as the annexation and zoning processes continue. Property owners within 200 feet will be notified of the upcoming on-site visit and subsequent meeting for both the annexation and zoning change requests.

**Subdivision:**

**Cobblestone Hills Subdivision – Preliminary Plat - 3 Lots – 26.9 Acres – Oak Creek Development, Inc. & Cobblestone Ridge Homes, LLC – Off Cobblestone Drive.** Boka provided members with an updated preliminary plat that was submitted just prior to the meeting. He indicated that Lot 1 is for the proposed The Glen development. He explained that Outlot B had been added. He added that the property owners are working with HON to market Outlot B to them. Outlot B will be landlocked with no legal frontage. He noted that Outlot B should go with Lot 1 or be sold to HON. Harvey asked if Outlot B would be able to extend to Ford Avenue. Boka replied that area is now all privately owned and part of the City's trail system. Koehrsen motioned to schedule an on-site visit, second by Sayles. All ayes, motion carried.

**Schmidt's South Subdivision – Preliminary/Final Plat – 2 Lots – 4.627 Acres – George E. and Mary A. Schmidt – 5900 Block of South Hwy 61.** Boka noted that the property is already developed and there are no proposed changes. The request will create a division for the sale of real estate. Chuck Coulter, attorney for the Schmidts, stated that they have filed a waiver of subdivision regulations with Muscatine County with the blessing of the county attorney. Sayles motioned to schedule the request for action and forego a formal on-site visit, seconded by Harvey. All ayes, motion carried.

**Other Business:**

**Comprehensive Plan Update – Andrew Fangman.** City Planner Andrew Fangman provided the status of his work updating the Comprehensive Plan. Fangman also provided an adoption timeline. Commission members were asked to provide input and suggestions. Some discussion followed.

**Subdivision Ordinance Amendment – Andrew Fangman.** Fangman provided the Commission with proposed changes to the subdivision regulations intended to insure all public improvements are installed in accordance with the subdivision development approvals. After some discussion, Commission members chose to review the changes

further and act on the proposal at a later date.

**Resignation.** Boka informed the Commission that Chairperson Dawnese Openshaw is resigning due to an upcoming move. Fisher, as vice chairperson, could step up to fill the chairperson position until Openshaw's term expires. Fisher accepted that position. Koehrsen motioned to appoint John Sayles as vice chair, 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, Vice Chairperson  
Planning & Zoning Commission