

MINUTES
February 14, 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, John Sayles, and Dyann Roby.

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

Also: Devin Pettit, Chuck Coulter, Adam Shutt, Bill Phelan, Jon Lutz, and Mike Ferguson.

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

Minutes: The minutes of the January 10, 2012, regular meeting were approved on a motion by Commissioner Sayles; second by Commissioner Koehrsen. All ayes, motion carried.

Annexation:

Voluntary Annexation – Parkview Condominiums and Irish Ivy Subdivision – 16.02 Acres. Commissioner Harvey asked what the timeframe of the annexation process was. Boka replied that City Council must approve the annexation. Then the annexation must be recorded with the Muscatine County Recorder's Office. From there it will go to the Secretary of State for approval. Fangman indicated that the annexation should be completed by the end of April or early May. He noted that there will be a public hearing during the City Council meeting on April 4. Robert Richmond of 2783 Shamrock Drive asked if the street would become maintained by the City. Boka responded that that information would be in the development agreement and he would have to research it. Mr. Richmond also questioned if the garbage pickup would switch to the City as well. Boka replied that it was his understanding that those services would become the City's responsibility. He stated he would check with the Transfer Station to confirm. The voluntary annexation was approved on a motion by Harvey; seconded by Roby. All ayes, motion carried.

Voluntary Annexation – City of Muscatine – Municipal Airport Property – 2 Parcels – 47 Acres. Boka explained that the property has been acquired as part of the Building Restriction Line program through the FAA to limit obstructions to air traffic. The voluntary annexation was approved on a motion by Sayles; seconded by Harvey. All ayes, motion carried.

Voluntary Annexation – R. L. Fridley Theatres, Inc. – 2.810 Acres – Mulberry Avenue and US Hwy 61 Bypass. Chuck Coulter was present to discuss the request. The voluntary annexation was approved on a motion by Conway; seconded by Koehrsen. All ayes, 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. Chuck Coulter was present to discuss the request. Coulter indicated that the Preliminary Development Plan is becoming more sophisticated. He indicated that the project will have an impact on traffic and hopefully increase tax revenue. Koehrsen asked if there had been further discussion on the name the developer would like to use for the street – Palms Drive. Boka replied that the developer has the right to propose the street name. City Council can accept or deny the plat. He indicated that there could be a concern with 911 as there is already a Palm Street in Muscatine. Roby, as past Postmaster, didn't believe there would be a problem with the Post Office. Harvey asked what changes may be made to the roadway. Jon Lutz, City Engineer, stated he has looked at widening road to 43 feet and installing a center turn lane, much like the design of Houser Street. Lutz indicated that there are no designated funds for improvement at this time. He explained that further changes would include filling in the ditches to make Mulberry Avenue more urban. Harvey asked if there was right-of-way available for such improvements. Lutz confirmed there was. Sayles questioned if it was there was a possibility of overloading the sanitary sewer with this additional development. Lutz answered that the only chance for that would be at the Tipton Pump Station. He further explained that commercial development should only slightly increase the flow. A dense housing development would have more impact on the sewer. Sayles clarified that the sewer flows east to Tipton Road. Boka noted that the original developers, Dovetail Developers, for the Riverbend additions located across Mulberry Avenue was figured into the sewer system and included this area as being developed commercially. Lutz noted that Carrington Place waste drains to a different location. The zoning request was approved on a motion by Roby; seconded by Koehrsen. All ayes, motion carried.

Subdivision:

Cobblestone Hills Subdivision – Preliminary Plat - 3 Lots – 26.9 Acres – Oak Creek Development, Inc. & Cobblestone Ridge Homes, LLC – Off Cobblestone Drive. Harvey asked if Cobblestone Drive was a City street. He also wanted to know if the drive would continue into Lot 2. Boka replied that it is a City street and there are no plans to continue the roadway at this time. The subdivision request was approved on a motion by Sayles; seconded by Fisher. 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. Roby noted that part of the request was located within the City limits while the other remained in Muscatine County.

She asked if the County portion could be annexed to the City. Boka replied that was not being requested at this time. Chuck Coulter, representative for the request, noted that the County has completed its review of the subdivision request and they have waived their subdivision requirements. The subdivision request was approved on a motion by Conway; seconded by Sayles. All ayes, motion carried.

Fridley Subdivision – Preliminary Plat – 6 Lots, 1 Outlot – 17.839 Acres – Fridley Theatres – Mulberry Avenue & Bypass 61. The subdivision request was approved on a motion by Harvey; seconded by Roby. 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. 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, Sayles asked for the amendment to be an action item on the March agenda. Roby indicated that she would also appreciate more time to review the amendment.

Adjourn.

Respectfully Submitted,

Steven Boka, Secretary
Director of Community Development

ATTEST:

George Fisher, Vice Chairperson
Planning & Zoning Commission