

The Muscatine County Zoning Commission met in the Board of Supervisors Office on Friday, July 7, 2023 at 11:00 a.m.

Present: Brad Akers (Vice Chairperson), Tom Harper (Chairperson), Carol Schlueter  
Absent: Virginia Cooper, Martha Peterson,  
Staff Present: Eric Furnas, Morgan Othmer

Others present for this meeting included: John & Beth Marshall, Nancy Varner, David Dvorak, Bob & Geri Owen, Mike Parizek, and Nathan Mather

- Tom Harper read the Mission Statement.
  
- Approval of April 7 and May 5, 2023 meeting minutes.
  - A motion was made by Carol Schlueter to approve the April 7 and May 5, 2023 meeting minutes and was seconded by Brad Akers.
    - Aye's: Brad Akers, Tom Harper, Carol Schlueter
    - Opposed: None
    - Motion approved.
  
- Agenda Item #1
  - Nathan Mather explained the Varner's request to have a one lot subdivision.
  - This was followed by a questions and comments session.
    - Eric Furnas explained that the initial request was tabled at the January 6, 2023 meeting due to a question on an existing easement on the property. A Release of Access Easement was provided as the easement is no longer needed on the adjoining property. The Bina's, who were using the easement, discovered where their property lines fall and that they have adequate space on their own property for access.
    - Eric stated that the lot will meet the requirements of the R2-Residential zoning district.
  - A motion was made by Carol Schlueter to recommend to the Board of Supervisors approval of the combined preliminary and final plat for the proposed one lot residential subdivision, Varner Subdivision and was seconded by Brad Akers.
    - Aye's: Brad Akers, Tom Harper, Carol Schlueter
    - Opposed: None
    - Motion approved

- Agenda Item #2
  - Michael Parizek described his request. He stated that the current property is divided into two parcels and the property line runs right through his house. The request is to divide the property into three parcels so that the farm ground is separated from the lot the house is on. The subdivision would allow for one parcel containing the house and a parcel on each side containing farm ground.
  - This was followed by a questions and comments session.
    - Eric Furnas explained that the property would require subdivision because the quarter, quarter section had been split previously. The property is zoned agricultural and this will not allow for any additional residential development at this time.
    - David Dvorak stated that he was not against the subdivision, but does have concerns about the future growth of West Liberty and the potential need for an easement for a road and utilities.
    - Eric Furnas explained that the need for access would be considered if and when residential development occurs. The property would first need to be re-zoned to residential. The City of West Liberty also has to approve Mr. Parizek's request.
    - Bob Owen asked for confirmation that the land would stay zoned as agricultural.
    - Eric confirmed that the land will remain zoned agricultural and that the only way that a home could be built on the property is for the owner to be farm exempt or apply for a special use permit.
  - A motion was made by Carol Schlueter to recommend to the Board of Supervisors approval of the final plat of the proposed three lot ag subdivision, Parizek's First Addition and was seconded by Brad Akers.
    - Aye's: Brad Akers, Tom Harper, Carol Schlueter
    - Opposed: None
    - Motion approved
- Meeting adjourned at 11:32 a.m.