

The Muscatine County Zoning Commission met in the Environmental Learning Center Classroom on Friday, July 10, 2020, with Chairperson Tom Harper and board members Carol Schlueter, Virginia Cooper, and Brad Akers present. Eric S. Furnas, Planning, Zoning & Environmental Administrator and Dixie Seitz, Office Administrator also in attendance.

Others present for this hearing: Russell Daufeldt.

Tom Harper: I will open this public hearing and read the mission statement. The Muscatine County Zoning Commission is a five member group of residents of the County who are appointed by the Muscatine County Board of Supervisors. We serve as non-professionals and without compensation. Our purpose is to advise the Muscatine County Board of Supervisors on managing the growth of the County. This involves reviewing subdivisions, rezoning requests, the use of public property, and reports related to land use policy and long range planning. Recognizing that our decisions will not satisfy everyone, we attempt to base our decisions on what is best for the long term interest of the County. We ask for your input, pro or con, on issues before us in order that we may formulate the best decisions possible. Please take this opportunity to share your thoughts and concerns with us. Our recommendations are not taken lightly by the Board of Supervisors, but the Board of Supervisors, your elected representatives, make the final decisions on all issues. Now we need to approve the minutes from the last meeting, they should have been received by everybody. If there are no changes or corrections, I will entertain a motion to approve those minutes.

Carol Schlueter: I will make a motion to approve the minutes.

Tom Harper: Is there a second?

Brad Akers: Second.

Tom Harper: Okay, all in favor of that motion please say Aye (4) Opposed (0). Eric would you please read the request?

Eric Furnas: Zoning Agenda Item #01. Antelmo Ocampo and Demetrio Rubio, Record Owners and Russell Daufeldt, Proposed Buyer and Applicant, request approval to rezone this property from the present C-2 Commercial District to the proposed R-1 Residential District. This property is located in Seventy-Six Township, 1920 Hwy. 61, South of Hwy. 61, in the NW¼ of Sec. 34-T76N-R3W, containing approximately six (6) acres and is currently zoned C-2 Commercial District. Now since this request was filed and since we sent out these notices, Russell Daufeldt has purchased the property, so he is the Record Owner now.

Tom Harper: Was there any correspondence?

Eric Furnas: No sir.

Tom Harper: Can you tell us your name and a little about the request?

Russell Daufeldt: My name is Russell Daufeldt. We bought the piece of land and it's a beautiful piece of property. It has a current structure on it. My intention is to put a single family home on it and really just enjoy the six acres. We don't have any intention of putting up multiple houses or to subdivide it or anything like that. The improvements would include a new well, septic and then a home.

Carol Schlueter: Are you taking down the existing building that is there?

Russell Daufeldt: No, although I will be remodeling it.

Carol Schlueter: So that would be used for storage?

Russell Daufeldt: Storage and a shop.

Carol Schlueter: So that will be no part of the new house?

Russell Daufeldt: No.

Tom Harper: It's basically a pole barn?

Russell Daufeldt: Yeah pretty much.

Tom Harper: Do you have anything Eric?

Eric Furnas: I would just say that this area... there is a small section of this area on both sides of Hwy. 61 that was zoned C-2 Commercial District. There is no interest at all in the area for commercial use, especially since realignment of the highway and expanding to four lanes. It's really not conducive to commercial development. There is no city water or sewer near there. With the traffic flow and the curve of the highway... we just really don't see a lot of commercial development happening. There has been some recent development in residential development here. I believe from the staff perspective we would see more residential development being more appropriate long term in that area.

Brad Akers: Didn't we just do a rezoning in this area about a year ago?

Eric Furnas: Yeah, it's the very nearby landowner that requested rezoning a piece of his property. That's kind of what we see, especially on that side of the highway, on the bluff area. It's just a lack of infrastructure for commercial development.

Virginia Cooper: What was there that was commercial anyway?

Dixie Seitz: A long time ago there used to be a restaurant and a gas station, you can still see remnants of it along the highway.

Tom Harper: Yeah and there used to be a rest area or a rest park on the other side.

Eric Furnas: Yeah and I just think as we look at modern commercial development we really encourage them to be adjacent to city limits to where water and sewer services are going to be available. I just don't see the city providing those services and septic and water become challenging for commercial and industrial, and with the traffic flow of that highway... Obviously residential would be a downward departure in land use intensity and probably more appropriate for the area.

Carol Schlueter: So on the north side of the highway, that is still zoned commercial?

Eric Furnas: Yes there is some there that is still zoned commercial.

Carol Schlueter: But there is nothing for commercial there, it's just ground?

Eric Furnas: It's been used for commercial billboards ... they took advantage of the commercial zoning there.

Virginia Cooper: I just don't remember anything there.

Eric Furnas: I think it was laid out as a pocket of commercial.

Carol Schlueter: So the property that is to the south that is zoned residential?

Eric Furnas: Yes, there is some R-1 Residential District there and then farther south there is an older subdivision that comes off of 280<sup>th</sup> Street. I look at it as kind of cleaning up what should have never been zoned commercial to begin with.

Carol Schlueter: And there is an existing entrance?

Eric Furnas: Yes.

Carol Schlueter: The entrance is off of Hwy. 61?

Russell Daufeldt: Yes.

Eric Furnas: And if he chooses to subdivide this six acres, if that was his intent, you know, we would look at that and probably not approve six additional entrances, he probably would have to have a frontage road.

Tom Harper: Yeah it's like further down on the curve on the hill, there is only one entrance to all of those lots.

Eric Furnas: Yeah I think there are three, four or five lots back there.

Tom Harper: Okay, is there any other discussion or comments? I will say one thing, this is usually a five member board, today we only have four members present, in fact we only have four members right now. Any decision that we make has to be in the affirmative ... has to have a majority. So with four members, if it's a tie vote, your request would be deny. So you would have the option to ask us to table this until next month, but I doubt if we will have five members next month. So it's up to you ... or we can go ahead with this today.

Russell Daufeldt: I'm fine with you guys taking a vote now.

Tom Harper: Alright, if there is no more discussion on this request I will entertain a motion to recommend to the Board of Supervisors.

Virginia Cooper: I will recommend to the Board of Supervisors approval of this request to rezone this property from the present C-2 Commercial District to the proposed R-1 Residential District.

Tom Harper: Is there a second?

Brad Akers: I'll second it.

Tom Harper: There has been a motion to recommend to the Board of Supervisors approval of this request to rezone this property from C-2 Commercial District to R-1 Residential District, and it has been seconded. Any other discussion? Hearing none, all those in favor of the motion to rezone please say Aye (4) Opposed (0).

Russell Daufeldt: Thank you.

MUSCATINE COUNTY ZONING COMMISSION

By Eric S. Furnas, Planning, Zoning & Environmental Administrator