

The Muscatine County Zoning Commission met in the Board of Supervisors Office on Friday, August 4, 2023 at 10:00 a.m.

Present: Virginia Cooper, Tom Harper (Chairperson), Carol Schlueter

Absent: Brad Akers (Vice Chairperson), Martha Peterson

Staff Present: Eric Furnas, Morgan Othmer

Others present for this meeting included: Donna Braun, Josh Braun, and Michael Lebuhn.

- Tom Harper read the Mission Statement.

- Approval of July 7, 2023 meeting minutes.
 - A motion was made by Carol Schlueter to approve the July 7, 2023 meeting minutes and was seconded by Tom Harper.
 - Aye's: Tom Harper, Carol Schlueter
 - Virginia Cooper abstained from the vote as she was not present at the July meeting.
 - Opposed: None
 - Motion approved.

- Agenda Item #1
 - Josh Braun explained Ms. Braun's request. He stated that they would like to separate the house along with a few acres so that he can purchase it from Ms. Braun.
 - This was followed by a questions and comments session.
 - Eric Furnas explained that there was a previous split of the property that has led to the current requirement for a subdivision request. The request is to split off approximately 3.6 acres.
 - Eric stated that the proposed lot meets and exceeds the minimum lot area and all other requirements for a lot in the A-1 Agricultural district.
 - It was confirmed that there is a recorded easement that allows the farm land to be accessed.
 - A motion was made by Virginia Cooper to approve the combined preliminary/final plat of the proposed one lot agricultural subdivision, Braun Subdivision; Carol Schlueter seconded the motion.
 - Aye's: Virginia Cooper, Tom Harper, Carol Schlueter
 - Opposed: None
 - Motion approved

- Agenda Item #2
 - Michael Lebuhn described the request. He stated that there is a section of the neighboring parcel that contains part of the church's parking lot. The request will give some property back to the neighboring parcel in exchange for the section of land that the parking lot is located on.
 - This was followed by a questions and comments session.
 - Eric Furnas explained that the request requires the property owners to vacate some existing utility easements and reestablish easements along the new property lines. The utility companies have approved the new easements.
 - The request will clean up the parcel lines and will eliminate Parcel "J" that is not a buildable lot.
 - A motion was made by Virginia Cooper to approve the combined preliminary/final re-plat of Lots 1 & 2 of the Salvatore's Subdivision and Parcel "J"; Carol Schlueter seconded the motion.
 - Aye's: Virginia Cooper, Tom Harper, Carol Schlueter
 - Opposed: None
 - Motion approved

- Meeting adjourned at 10:30 a.m.

MUSCATINE COUNTY ZONING COMMISSION
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