

MUSCATINE COUNTY
ZONING COMMISSION MEETING
March 13, 2015

Commissioners Present: Chair Emily Geertz, George Alt, Dana Pittman and Tom Harper

Excused: Commissioner Cooper

Staff Present: Interim County Zoning Administrator Steven Boka

Also Present: Sue and Todd Morrison

The meeting was called to order a 9:00 a.m. by Chairperson Geertz. Chairperson Geertz read the Mission Statement of the Zoning Commission and stated that there will only be four Commissioners in attendance for the meeting. As a result, the petitioners are advised that it will take three affirmative votes of those present to approve any request under consideration. With that in mind, the petitioners are advised that they may request their item be tabled until the next regular meeting of the Commission, when all five members may be in attendance. Any request to table should be made prior to Commission deliberation of that request.

The Morrison's stated that they wished to proceed with the request.

Item #01. Todd Morrison, Record Owner, requests a Vacation of Utility Easements between Outlot A and Lot 16 of Elder Ridge Subdivision, Phase III, in order to combine lots and approve a preliminary and final plat of the proposed one-lot residential subdivision T & R Addition. This property is located in Wapsi Township, in the SE1/4 of Sec. 14-T78N-R4W, Outlot A and Lot 16 of Elder Ridge Subdivision, Phase III, containing approximately 2.9 acres, and is zoned R-3 Residential District. Boka reported that the Zoning Office has not received any contact or correspondence regarding this request. Chairperson Geertz recognized the Morrison's and asked them if they wished to comment on their request. Todd Morrison stated that he is in the process of combining Lot 16 with Outlot A in an effort to keep the existing buildings on the property and provide a larger parcel that is free of the utility easement currently dividing the property. Commissioners discussed the request and it was noted that all affected utility providers have signed off on the plat approving the request for the vacation of the easement. Commissioner Harper asked whether there were any utilities currently located within the easement and the Morrison's stated that there was nothing located within the easement identified on the vacation plat. Boka stated that the vacation request will permit the subdivision to move forward and does not impact access to, or involve any roadways or other easements in the area. Following additional discussion it was moved by Commissioner Harper; second by Commissioner Alt, to recommend that the County Board of Supervisors approve the Preliminary/Final Plat for the T & R Addition and the vacation of the utility easement, as submitted. All present voted Aye. Motion approved.

Meeting adjourned.

Respectfully Submitted,

Steven W. Boka

Interim Zoning Administrator