

The Muscatine County Zoning Commission met in the Board of Supervisors Office on Friday, September 4, 2015, with Chairperson Emily Geertz and board members Dana Pittman and Tom Harper present, Virginia Cooper and George Alt were absent. Eric S. Furnas, Planning & Zoning Administrator and Dixie Seitz, Office Administrator was also in attendance.

Others present for this hearing: Tim Hunter.

Emily Geertz: Okay, I will open and I will read our 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 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. I would also like to point out that we have three members present, so we need a simple majority, a 2 to 1 vote, in order to pass the request favorably on to the Board of Supervisors. You can go ahead with your request today or have it tabled until the next meeting when we may or may not have a full board. Okay, we will start with agenda item #1. Eric, would you read the request please?

Eric Furnas: Agenda Item #1. T. Wesley Hunter, Record Owner by Todd Hunter, request approval of the preliminary and final plat of the proposed one lot agricultural subdivision, JBN Subdivision, containing approximately 47 acres. This proposed subdivision is located in Goshen Township, North of 155th Street, in the SE¼ of Sec. 26-T78N-R3W, containing approximately 93 acres, and is zoned A-1 Agricultural District.

Emily Geertz: Would the applicant or spokesperson please state their name and tell the board about the request?

Tim Hunter: My name is Tim Hunter. I am here on behalf of my two brothers and it's for the estate of Wes Hunter, my dad. My father passed away two years ago and this was originally part of the estate. We want to divide it up amongst the three brothers, so this is just part of that process. We have no plans to change the use of the land in any way. We rented it to a nearby farmer for the last 30 years and we still plan on doing that. The other section my brother has a home there and he just wants to have more land around his house as a barrier. That's basically the issue.

Emily Geertz: Okay. Is there anyone else in the room that would have anything to add or comment on? If so, please state your name. Eric, do you have any comments?

Eric Furnas: Just basically that this is a typically agricultural subdivision. No planned improvements, no new entrances have been proposed at this point, no development of any kind. We have a Restrictive Covenant that was submitted as part of the process that would be attached to the remaining farmland. So this is basically to allow for the division of the different parcels of ground.

Emily Geertz: Does anyone on the board have anything that they would like to ask or any concerns? Well okay, I would entertain a motion.

Dana Pittman: Sure, I will make a motion to recommend to the Board of Supervisors to approve the preliminary and final plat of the proposed one lot agricultural subdivision, JBN Subdivision, containing approximately 47 acres.

Emily Geertz: Is there a second?

Tom Harper: I will second the motion.

Emily Geertz: All in favor of the motion please say Aye (3) Opposed (0) Absent (Cooper & Alt). The motion has passed. This will be recommended for approval to the Board of Supervisors at their next meeting?

Tim Hunter: How soon will I know when that will be?

Eric Furnas: It won't be heard at their next meeting, because we have to advertise and send notices. I would say in a couple of weeks. We will send you a notice.

Dixie Seitz: You did receive a notice this last time, right?

Tim Hunter: Yes.

Dixie Seitz: Okay, we will let you know.

Tim Hunter: Thank you, I appreciate it.

MUSCATINE COUNTY ZONING COMMISSION
By Eric S. Furnas, Planning & Zoning Administrator

The Muscatine County Zoning Commission met in the Board of Supervisors Office on Friday, September 4, 2015, with Chairperson Emily Geertz and board members Dana Pittman and Tom Harper present, Virginia Cooper and George Alt were absent. Eric S. Furnas, Planning & Zoning Administrator and Dixie Seitz, Office Administrator was also in attendance.

Others present for this hearing: Virginia Mieke and William B. Tharp.

Emily Geertz: Okay we will move on to the next request. Eric, can you read that please?

Eric Furnas: Agenda Item #2. Virginia Mieke or Donna Kaalberg, Record Owners by Zelma Burr Trust, request approval of the preliminary and final plat of the proposed one lot agricultural subdivision, Atwood Acres, containing approximately 2.48 acres. This proposed agricultural subdivision is located in Wapsi Township, in parts of the NW¹/₄ and SE¹/₄ in Sec. 6-T78N-R4W, 1063 Atwood Avenue, containing approximately 78.51 acres and is zoned A-1 Agricultural District.

Emily Geertz: Was there any correspondence?

Eric Furnas: No correspondence.

Emily Geertz: Okay, do you wish to go ahead with it today?

Bill Tharp: Yes we do. My name is Bill Tharp. I represent Virginia Mieke and Donna Kaalberg who are the trustees of the Zelma Burr Trust. The reason why this is coming before the board is this... this has previously come before the board, on September 5, 2014, the Zoning Commission voted unanimously to recommend to the Board of Supervisors to approve this proposed subdivision plat. The reason why we are back is that there was some discussion between the family as to if they wanted to go forward or not to go forward. What happened was, in that discussion, there was a delay and the delay made it so it was beyond the time that they could do the work. So we are coming before the Zoning Commission again just to get the ball rolling back to where it was when it was approved in September of last year.

Emily Geertz: Okay, does anyone in the audience have any comments? Eric, do you have anything you would like to add?

Eric Furnas: Like Mr. Tharp said, this subdivision was previously approved it just didn't get recorded in the time limit. So that necessitated a resubmittal of this subdivision. It is agricultural ground and they are splitting of a dwelling and some buildings. There was a Restrictive Covenant that was submitted with it, but there are a few things that need to be completed on it prior to finalizing that covenant, if this subdivision is approved.

Emily Geertz: Okay, is there anyone on the board that has any questions or comments?

Tom Harper: I'm ready to make a motion.

Emily Geertz: Okay.

Tom Harper: I will make a motion that we recommend to the Board of Supervisors approval of the preliminary and final plat of the proposed one lot agricultural subdivision, Atwood Acres with a stipulation that the Restrictive Covenant be applied on this property.

Emily Geertz: Is there a second?

Dana Pittman: I will second it.

Emily Geertz: All in favor please say Aye (3) Opposed (0) Absent (Cooper & Alt).
Okay, we will recommend approval of the subdivision plat to the Board of Supervisors.

Bill Tharp: Thank you.

Emily Geertz: You will receive a notice of when that meeting will be.

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