

The Muscatine County Zoning Commission met in the Board of Supervisors Office on Friday, April 1, 2016, with Vice Chairperson Virginia Cooper and board members Carol Schlueter, Dana Pittman, and Tom Harper present, Emily Geertz came in late for the meeting. Eric S. Furnas, Planning & Zoning Administrator and Dixie Seitz, Office Administrator was also in attendance.

Others present for this hearing: Tony Kies.

Virginia Cooper: It is April 1st, and I would like to open the Zoning Commission public hearing and I will 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. Okay, I would like to ask the board members if there are any changes to the minutes that need to be made. If not, I would ask for a motion to approve the minutes from the last meeting.

Tom Harper: So moved.

Virginia Cooper: Do I have a second?

Carol Schlueter: I will second it.

Virginia Cooper: Okay, all in favor of the motion please say Aye (4) Opposed (0) Absent (Geertz). The minutes have been approved. Eric would you like to read agenda item number one?

Eric Furnas: Zoning Agenda Item #01. Marilyn McCleary, Larry G. Walker, Tina Walker, Anthony R. Kies and Kory L. Kies, Record Owners, request approval of the preliminary and final plat of the proposed Replat of William Walker Way Subdivision by amending Lot 1, and adding Lot 2. This property is located in Bloomington Township, West of Hwy. 38, in the SW $\frac{1}{4}$ of Sec. 13-T77N-R2W, containing approximately 2.82 acres and is zoned R-1 Residential District.

Virginia Cooper: Okay, before we go any further, I need you to know that since there are only four Zoning Commission members present, there is a possibility that we could have a tie vote, which is the same as a no vote. That means that we would pass your request on to the Board of Supervisors unfavorably. So you can either go ahead with the meeting today or you can ask for us to table it until the next meeting which we may or may not have a full board again.

Tony Kies: Okay, I'd like to go ahead.

Virginia Cooper: Okay, have we had any correspondence?

Eric Furnas: No.

Virginia Cooper: Can you please state your name?

Tony Kies: I'm Tony Kies, I am the son-in-law of Larry Walker and Marilyn would be my wife's aunt. This ground was William Walker's, which was a grandfather of Larry. That's where this ground started. I built my house on here about five years ago. When Bob passed away the thought process was there was 150 foot of frontage left to build another house, which was for Morgan someday. It just so happens that she is at that point in her life, that she would like to do that. Larry and Marilyn are wanting to change the deed of the ground over to myself, which this is already in the process at the attorney's office, it's about 13 acres. So while this process was going on, Morgan and Brandon Herlein, which will be on William Walker, Lot 2, would like to build a house there. So that's why we are trying to go through this process in order for them to build.

Tom Harper: And this is zoned A-1, right?

Eric Furnas: No, it's zoned R-1 Residential District. William Walker Way Subdivision is a one lot subdivision where Mr. Kies resides. This subdivision plat is actually replatting William Walker Way. He is asking for approval of this plat that would amend these parcel lines. Some of the ground would be added to his property, his lot and then it would add an additional lot for the Herlein's to build a one family dwelling. The remaining acreage that is behind his house is not part of the subdivision, but it would remain zoned R-1 Residential District.

Tom Harper: So lot two is adjoining or just north of the existing lot in this subdivision?

Eric Furnas: Correct.

Carol Schlueter: Okay, on this map...what is in blue? I don't understand what that is?

Eric Furnas: That just means that someone has identified that parcel, that's why it is in blue.

Carol Schlueter: So where does this gentleman live? (everyone looking at the aerial and subdivision plat) And these two lots here are the only things getting changed?

Tony Kies: I live here. This parcel, this land needed to be bigger for putting a shop here.

Carol Schlueter: So lot two is going up here, north of your house?

Tony Kies: Yes.

Eric Furnas: So currently William Walker Way Subdivision only has the one lot, he is asking to add an additional lot and enlarging his lot. You can see where the agricultural ground does come out to that frontage road. So we looked at that for future residential purposes, there is at least 66 feet of right-of-way, so if we get down the road for future development, that is wide enough to accommodate an actual subdivision street. That's one of the things that we have asked people to do is to avoid land locking residential parcels that are someday going to be subdivided and then we don't have room for improved subdivision streets. So just so you are aware of that, this does not affect that. These lots are on a subdivision street, they can be accommodated on an access road.

Tom Harper: So this is coming off of Northwood Lane, right?

Tony Kies: Northwood Drive connects to this on the other side just off of Hwy. 38.

Carol Schlueter: Yeah, so you turn there and then you come down to your place?

Tony Kies: Yes, right.

Emily Geertz: I'm so sorry; I thought the meeting started at 10:45.

Virginia Cooper: Okay, so is there anything else that you want to add this?

Eric Furnas: I've reviewed the boundaries both of the proposed new lot and the amended lots, both of them are a minimum of one acre, which is the minimum acreage. They have the minimum frontage. With the new lot, there is adequate space for a septic system. Do you guys have access to city water?

Tony Kies: Yes, we have city water.

Eric Furnas: So it does meet the minimum standards of lots in R-1 Residential District. And again, just for future development, there is room for a subdivision road in the future. I don't believe that he has any plans right now.

Tony Kies: No, it's going to go in the 10 year CRP.

Virginia Cooper: Is there a recommendation to the Board of Supervisors?

Emily Geertz: I will recommend to the Board of Supervisors to approve the preliminary and final plat of the Replat of William Walker Way Subdivision by amending Lot 1 and adding Lot 2.

Virginia Cooper: Is there a second?

Tom Harper: I'll second.

Virginia Cooper: All those in favor Aye (5) Opposed (0), the motion carried.

Tony Kies: Thank you.

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, April 1, 2016, with Vice Chairperson Virginia Cooper and board members Carol Schlueter, Dana Pittman, and Tom Harper present, Emily Geertz came in late for the meeting. Eric S. Furnas, Planning & Zoning Administrator and Dixie Seitz, Office Administrator was also in attendance.

Others present for this hearing: F. Craig Henderson.

Virginia Cooper: The next request is for the Henderson Farms First Addition. Are you here on behalf of that?

Craig Henderson: I am yes.

Virginia Cooper: Eric, can you please read the request?

Eric Furnas: Zoning Agenda Item #02. F. Craig or Diane E. Henderson, Record Owners, request approval of the preliminary and final plat of the proposed one lot agricultural subdivision, Henderson Farms First Addition, Lot 1, containing approximately 3.92 acres. This proposed agricultural subdivision is located in Wilton Township, East of Trail Avenue, in the NW¼ of Sec. 15-T78N-R1W, 1243 Trail Avenue, containing approximately 30.43 acres and is zoned A-1 Agricultural District.

Virginia Cooper: Was there any correspondence?

Eric Furnas: No correspondence.

Virginia Cooper: Would you like to tell us your name and a little about your request?

Craig Henderson: Sure, my name is Craig Henderson. I live out on Saulsbury Road, but this house is located at 1243 Trail Avenue. We'd like to split off the existing house and sell it to the people that have lived there for about 20 years. We have no need for the house we just want to retain the farm ground. I didn't know I needed to do all of this because I didn't think I've split the farm that many times. But when I went into the office, they said that it's been split so many times so it needed to be done.

Eric Furnas: Right, and it doesn't just go on how many times he has split his property, it goes on the quarter quarter section. So someone else could have split off in that quarter quarter section and that's why he has to do this subdivision.

Tom Harper: Are they buying all the buildings too?

Craig Henderson: Yes they are.

Eric Furnas: This would be an agricultural subdivision, it would remain A-1 Agricultural District. The property with the house would be approximately 3.92 acres, which is plenty of room to install a newly permitted septic system. I don't have a problem with this. The staff recommends approval.

Carol Schlueter: Yeah, I don't have a problem with this.

Virginia Cooper: If there are no more questions, does someone care to make a motion?

Tom Harper: I will make a motion to recommend to the Board of Supervisors approval of this one lot agricultural subdivision, Henderson Farms First Addition, Lot 1.

Virginia Cooper: Is there a second?

Emily Geertz: I will second the motion.

Virginia Cooper: All in favor of the motion say Aye (5) and Opposed (0). The motion has passed. This will now go onto the Board of Supervisors.

Craig Henderson: Thank you.

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