

The Muscatine County Zoning Commission met in the Board of Supervisors Office on Friday, May 6, 2016, with Vice Chairperson Virginia Cooper and board members Carol Schlueter, Dana Pittman, and Tom Harper present, Emily Geertz was absent. Eric S. Furnas, Planning & Zoning Administrator and Dixie Seitz, Office Administrator was also in attendance.

Others present for this hearing: Malisa Davies, Luke Thompson, Karen Marine, and Larry Marine.

Virginia Cooper: I will open this public meeting of the Muscatine County Zoning Commission and begin by reading 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. Since there are only four members present today, I must tell you that there's a possibility of a tie vote, which is the same as a no vote. If it were to be passed onto the Board of Supervisors with a no vote, it would be an unfavorable recommendation. So you can either go ahead with your request today or ask for us to table it until next month, when we may or may not have a full board. So it's up to you. Now I would like to ask the board members if there are any changes to the previous minutes, did you find any changes Dana, really?

Dana Pittman: Well just a tiny one.

Virginia Cooper: Okay, I will ask for a motion to approve the minutes from the last meeting?

Tom Harper: So moved.

Virginia Cooper: A second?

Dana Pittman: Second.

Virginia Cooper: Motion carried.

Tom Harper: You need to vote on it.

Virginia Cooper: Oh, we do need to vote on it. All those in favor please say Aye (4), Opposed (0), Absent (Geertz). The minutes have been approved. Eric, can you please read agenda Item #1?

Eric Furnas: Zoning Agenda Item #01. Randy D. Lett, Marika L. Lett and Malisa A. Davies, Record Owners, request approval of the preliminary and final plat of the proposed one lot agricultural subdivision, Sherwood's First Addition, Lot 1, containing approximately 18.57 acres. This property is located in Wilton Township, in the NW $\frac{1}{4}$  of Sec. 22-T78N-R1W, East of Trail Avenue and South of 130<sup>th</sup> Street, containing approximately 32.82 acres and is zoned A-1 Agricultural District.

Virginia Cooper: Was there any correspondence?

Eric Furnas: No correspondence.

Virginia Cooper: Is there an applicant or spokesperson present? If so, you would like to tell the board about your request.

Malisa Davies: My name is Malisa Davies. My mom passed away and she left each of us kids a portion of the farm, equal portions. My sister and myself bought my other sister out and my brother would like his section partitioned off for himself.

Carol Schlueter: So lot 1 is what your brother wants?

Eric Furnas: Can we pause and make sure that the applicant would like to continue with just the four board members present?

Malisa Davies: I do want to proceed because I live in Des Moines and I don't want to have to come back again.

Virginia Cooper: Okay, thanks Eric, I appreciate that.

Carol Schlueter: Okay, so lot 1 that is marked on here, that's the one that is going to your brother?

Malisa Davies: Yes.

Carol Schlueter: And the rest of the farm ground is going to stay all together?

Malisa Davies: Yes. Originally that parcel was two parcels split right down the middle. Do you understand?

Carol Schlueter: Yes, I see. But it's all farm ground, right?

Malisa Davies: Yes, it's all farm ground.

Tom Harper: So really this is just to clean up the ownership and split it so he's got his portion and you and your sisters have that all arranged?

Malisa Davies: Yes, he just wanted his separated off so when it comes time to sell or whatever he wants to do with it, he can.

Tom Harper: Right and that is pending permits on what he is wanting to do.

Eric Furnas: Yes, it is all subject to permits and what is allowed in the A-1 Agricultural District Ordinance.

Tom Harper: Right.

Virginia Cooper: Eric, do you have any further comments?

Eric Furnas: Just that the lot size is all in excess of the minimum lot size for A-1 Agricultural District. The lot has frontage to the county road and it meets the minimal requirements for a subdivision.

Virginia Cooper: Does anybody on the board have any comments or further questions? I'd ask for a motion.

Eric Furnas: You need to ask if anyone else in the room has any comments or questions.

Virginia Cooper: Okay, is there anyone else here that has any comments or questions on this?

Larry Marine: I was just curious if there could be houses built on them?

Eric Furnas: Not automatically. It remains zoned A-1 Agricultural.

Larry Marine: But it could be rezoned and the lots could change someday?

Eric Furnas: It really doesn't have anything to do with the lot size, it would be just like any other property that would be petitioning for a rezoning. We would have to study the Comprehensive Plan and we look at the location and all the other factors need to be considered. This is just the splitting of a property, but if they wanted to rezone or build, it would be a process that they would need to go through.

Luke Thompson: So just the fact that the name of it is addition, that doesn't mean anything?

Eric Furnas: No, it's simply because when a property is split, it creates a subdivision and it has to be named and identified simply as an agricultural subdivision.

Luke Thompson: I noticed that the brother is not here to speak on his behalf.

Virginia Cooper: Okay, anybody else? Now I would like to ask for a motion.

Tom Harper: I'll go ahead and make a motion that we recommend to the Board of Supervisors the approval of the preliminary and final plat of the proposed one lot agricultural subdivision, Sherwood's First Addition, Lot 1.

Virginia Cooper: Is there a second?

Dana Pittman: I'll second.

Virginia Cooper: All in favor of the motion please say Aye (4) Opposed (0) Absent (Geertz). The motion has passed, this will go on to the Board of Supervisors. Eric can inform you on that. That was the only case on our agenda. Is there anything else that I need to do before I close?

Eric Furnas: I just need to get your signature on the subdivision plat.

Virginia Cooper: Alright.

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