

The Muscatine County Zoning Commission met in the Board of Supervisors Office on Friday, March 3, 2017 with Chairperson Tom Harper and board members Virginia Cooper, Carol Schlueter, Emily Geertz and Clyde Evans present. Eric S. Furnas, Planning & Zoning Administrator and Dixie Seitz, Office Administrator were also in attendance.

Others present for this hearing: Jeff Hendriks, Wayne Smith, Kathy Smith, and Steve Kundel.

Tom Harper: I will open the Zoning Commission meeting. All of the board members are present. The board was presented a copy of the minutes from the last meeting and you've had a chance to review them. Does anybody have any questions or comments, concerns, changes? If not, is there a motion to approve the minutes from the last meeting?

Virginia Cooper: I will make a motion to approve the minutes from the last meeting.

Tom Harper: Is there a second?

Emily Geertz: Second.

Tom Harper: A motion has been made and seconded to approve the minutes from the last meeting as presented, any discussion? Hearing none, all those in favor of the motion please say Aye (5) and Opposed (0). The motion carried. I have a mission statement to read here before we get going. 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. Eric, will you please read the first request?

Eric Furnas: Zoning Agenda Item #01. Farvue Apartments, LLC, Record Owners by Jeffrey Hendriks, request approval of a Preliminary & Final Plat of the proposed two lot agricultural subdivision, Farvue Farm Subdivision. This proposed agricultural subdivision is located in Bloomington Township in the SE¼ of Sec. 16-T77N-R2W, Parcel G, North of Bayfield Road, 2493 Bayfield Road, containing approximately 4.67 acres and is zoned A-1 Agricultural District.

Tom Harper: Was there any correspondence?

Eric Furnas: No sir.

Tom Harper: Okay, is the applicant here?

Jeff Hendriks: Yes.

Tom Harper: Please state your name and tell us a little about your request.

Jeff Hendriks: My name is Jeff Hendriks and on your map I don't know if they highlighted Parcel G or not. It's the piece that has the existing farm buildings and a field in front where the septic system is located for the apartment

complexes. The Farvue Apartments Subdivision is tract one and two over on the left side, which is where the two apartment buildings are. Behind that where it says Chris Ellison, that's where the existing farm house is. That was my son's place and he has moved to Minnesota and sold the house and that's what started this whole deal. The apartments... my sisters and I own the rest of the outbuildings and the land. My neighbors were interested in the farm buildings, they have the horse barn to the east of me that was part of the Miller-Deahr Subdivision. They are the Rockin Boot Ranch. They want to extend and they want to make use of all of existing farm buildings, they want to use them for livestock. That's great because I have tried to maintain them and they are in good order. I'm looking down the road a bit and if I want to sell my apartment complex, investors that want to buy apartments now are not going to want the farm buildings. They are isolated and they are centralized there. So this just looks like the best option for me to do now. It's been in the family for over 50 years. Can I approach you with this to make sure that you all understand?

Tom Harper: Sure.

Jeff Hendriks: The farm buildings are back here, that's the house.

Carol Schlueter: So the house is now owned by Ellison?

Jeff Hendriks: Yes, and this is the driveway and then this is the field that has my septic system to the apartments and it also gives me room to expand or modify or repair the septic system. That's why I want to keep this separate from this without selling the whole thing. They own the piece of property right up to here now and they just want to add the farm buildings.

Virginia Cooper: Okay.

Clyde Evans: Just out of curiosity thinking of Bayfield going over to Isett going onto Hwy. 22, where along that stretch are you located?

Jeff Hendriks: We are right between Spangler Chapel and Bloomington Grange, right in the middle.

Clyde Evans: Okay.

Carol Schlueter: And there's no house on this property right now?

Jeff Hendriks: No.

Carol Schlueter: Eric, can somebody build a house there on either one of these lots?

Eric Furnas: I will comment on that if you are ready.

Carol Schlueter: Okay.

Tom Harper: Okay, Eric staff comments?

Eric Furnas: Just kind of a summary and my comments that were on the staff report are, due to the current zoning of the property, no residential development can occur without additional approval of the Zoning Commission and Board of Supervisors, which would mean to rezone those lots that are currently zoned agricultural. The current entrance off of Bayfield does not meet residential subdivision street right-of-way standards. So that would probably be prohibitive during a future pursuit of a residential development. But that is not being expressed as intent right now, so that's not really a concern. This subdivision is being proposed as a way for the applicant to sell

Lot 2 with the agricultural structures to a neighbor. Lot 1 contains the current septic system for Farvue Apartments with additional green space available for future septic field needs. I did note that there does not appear to have a new ingress/egress easement proposed specific to Lot 2, however, that's probably an issue for the buyer. But if the neighbor is purchasing it for agricultural then they will have access from their parcels. I actually kind of see this as a good thing. If this Lot 2 stays in agricultural use... although there are some residential zonings right along the road, those first smaller lots right along Bayfield are zoned residential. I really don't see that the county would pursue any residential zoning any further to the north. You are aware that there is a large hog confinement facility, so keeping this in agricultural use is probably a good thing. I think it is wise planning to reserve that green space for a future septic system for the apartments.

Tom Harper: So the request is for an agricultural subdivision, which does not allow for residential?

Eric Furnas: Yes, and it is still zoned agricultural. So there is no chance for automatic residential development.

Tom Harper: And there is an easement recorded then for this Ellison?

Eric Furnas: Yes.

Jeff Hendriks: Yes, the easement is for 33 feet and it could be expanded up to 42 off the west, I talked to the surveyors about it. If it ever needed to be, it could be done. But right now it's a 33 foot easement.

Carol Schlueter: So the people that are buying the buildings, if they ever decided to build a house, then something would have to be done with the easement on the road, right?

Jeff Hendriks: If this goes through and I sell them that property, I will extend that easement for Lot 2 back there. Right now it goes to the Ellison's.

Eric Furnas: We would probably have some issues at that time if there was a pursuit to rezone to residential because this would then ... that entrance would not meet the required subdivision right-of-way. However keeping it agricultural, we are not increasing the residential density at this time, so I don't have that concern. If there is another pursuit to residential, we are going to have some issues with the entrance.

Tom Harper: What is the requirement for a residential access?

Eric Furnas: Well you have to have 66 foot of right-of-way.

Carol Schlueter: Okay.

Tom Harper: Is there anyone else here that would like to speak? Does anyone on the board have any questions, comments or concerns? Hearing nothing more, I will entertain a motion.

Clyde Evans: I move that we approve this request, I recommend approval of it.

Tom Harper: Is there a second?

Emily Geertz: I'll second it.

Tom Harper: There has been a motion to recommend to the Board of Supervisors approval of this Preliminary & Final Plat of the proposed two lot agricultural subdivision, Farvue Farm Subdivision, and it has been seconded. Is there

any further discussion? Hearing none, all those in favor of the motion please say Aye (5) Opposed (0). The motion has passed, it will now go onto the Board of Supervisors.

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, March 3, 2017 with Chairperson Tom Harper and board members Virginia Cooper, Carol Schlueter, Emily Geertz and Clyde Evans present. Eric S. Furnas, Planning & Zoning Administrator and Dixie Seitz, Office Administrator were also in attendance.

Others present for this hearing: Ben D. Holliday.

Tom Harper: We will move onto the next request. Eric, can you read that please?

Eric Furnas: Zoning Agenda Item #02. Elder Ridge Inc., Record Owners by Kenneth W. Morrison, requests approval of the Preliminary & Final Plat of the Re-Plat of Lots 25-29 of Elder Ridge Subdivision into six residence lots. This proposed re-plat is located in Wapsi Township in the SW¼ of Sec. 14-T78N-R4W, Elder Ridge Subdivision, at the end of Ridgeview Avenue, containing approximately 5.759 acres, and is zoned R-3 Residential District.

Tom Harper: Was there any correspondence?

Eric Furnas: No sir.

Tom Harper: Is the applicant or their representative here?

Ben Holliday: My name is Ben Holliday. I am the representative for the request.

Tom Harper: Okay, would you care to give us the background and explanation of what the request is about?

Ben Holliday: Well they have some area at the end of the road that is not really usable and they wanted to divide it into buildable lots. There will be no further expansion to the west of this property; it will just stay farm ground. Do you have a copy of the plat?

Eric Furnas: Yes they do.

Ben Holliday: If you have a specific question about the plat I would try and answer it.

Virginia Cooper: So I'm assuming that we are just looking at that gray highlighted area?

Eric Furnas: Correct. This is just a replat of Lots 25, 26, 27, 28 & 29.

Carol Schlueter: Which one is Lot 29?

Eric Furnas: Lot 29 is the large lot that currently has the condo's, is that correct?

Ben Holliday: Yes.

Eric Furnas: Now correct me if I'm wrong when I try to summarize why some of these changes are proposed. A condo association had been developed along the north of Ridgeview Avenue in the past and several condos have gone in. However, I think maybe they are sensing a little bit of a market change and they want the ability to go to single family lots, where they will have one house per lot, so they are reconfiguring these lots. So they were originally designed to put condos on them. This subdivision already has a mix of condo's and single family dwellings. So we have no concern with the type of usage mix in that area. All of these have to be replatted because at my request when they asked to replat these lots along the west 26, 27... you will see that that road just dead-end's. There should be... since that road

is not continuing through to the west, there really needs to be a cul-de-sac there for fire trucks, for emergency vehicles, school bus turn around. So they have replatted to accommodate that required cul-de-sac and so that changed some of the right-of-way and some of the property lines of all of those affected lots right there, including the very small corner of Lot 29 that those condos are on. Okay? So they are creating a Lot 27A as well by taking a couple of these bigger lots and making them suitable for single family homes. It's already zoned R-3 so that's why some of these lots are kind of small, however, there is city sewer and city water so we don't have wastewater treatment needs for septic systems and separation distances from wells. All proposed lots on this plat do meet the minimum area requirements for R-2 zoning. We see this as an improvement because it does get the cul-de-sac installed at the end of what is now a dead-end road. The street that goes to the north from the cul-de-sac is actually a private drive, it was already set out that way under previous platting and it will remain that way. However, only three lots would have access off the private drive, really only potentially two, it would be lots 27A and 28. But that was already approved and there is already an existing easement in place for that private drive. We see this as an improvement for the area, as for as emergency access, school bus, that type of vehicle.

Tom Harper: This pretty much completes that subdivision then?

Eric Furnas: I think their goal is to maybe someday go on through, there might be future development going to the left but that just hasn't happened.

Ben Holliday: The owner of the farmland decided not to sell the property to Morrison's. So there will not be an addition out to the west.

Tom Harper: Alright.

Carol Schlueter: So does this cul-de-sac and all of this have to be completed before anyone can build these houses?

Eric Furnas: Yes, the access in front of the dwelling has to be done before occupancy can be granted. So a lot of times developers have to work at the progression that they sell their lots, if they don't want to put that in. So we can't give occupancy until that approved access has been established.

Tom Harper: Is there anyone in the audience that wishes to speak on this subdivision? Does the board have any comments, questions, concerns? Hearing none, is there a motion?

Emily Geertz: I will move that we approve the Preliminary & Final Plat of the Replat of Replat of Lots 25-29 of Elder Ridge Subdivision into six residential lots.

Tom Harper: Is there a second?

Virginia Cooper: I will second.

Tom Harper: There has been a motion to recommend to the Board of Supervisors approval of this request as stated, and it has been seconded. Is there any other questions, comments or discussion? Hearing none, all those in favor of the motion please signify by saying Aye (5) and Opposed (0). The motion carried. It will not go onto the Board of Supervisors.

Ben Holliday: Thank you very much.

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, March 3, 2017 with Chairperson Tom Harper and board members Virginia Cooper, Carol Schlueter, Emily Geertz and Clyde Evans present. Eric S. Furnas, Planning & Zoning Administrator and Dixie Seitz, Office Administrator were also in attendance.

Others present for this hearing: Warren Bishop.

Tom Harper: Eric, will you please read the last case?

Eric Furnas: Zoning Agenda Item #03 is a public hearing. The request is to amend Chapter II Muscatine County Zoning Ordinance, Article III A-1 Agricultural District, Section 3 Special Uses Permitted, by adding Outdoor Shooting Ranges under Section 3.29, and to amend Article I: Title, Exemptions, Definitions Section 3 by adding Outdoor Shooting Ranges to the definitions. This proposed amendment will affect all unincorporated parts of Muscatine County.

Tom Harper: Okay, so you are presenting this to us as a change to the ordinance?

Eric Furnas: Yes that would be an ordinance change. This is not a specific request for a shooting range. This is just to consider implementing standards and defining shooting ranges and to allow them so that they could be considered at a later date should someone come forward with a request. We do not currently have a definition of a regular shooting range or any provisions that would provide for construction standards and that type of thing in our ordinance.

Virginia Cooper: So how did they go through before?

Eric Furnas: It's my understanding that they went in front of the Zoning Commission in the past, as provided by state code. But we didn't have any standards. We didn't have any minimum separate distances, and that type of thing.

Virginia Cooper: So it just went under special...

Eric Furnas: Well there were a couple that were long term uses that sought some changes and so they went through the process of presenting it to the Zoning Commission. The state code actually does require you to apply to the Zoning Commission for the request of a shooting range, because they are kind of a particular beast with higher potential for nuisance complaints and safety. So in addition to the Board of Adjustment, the Zoning Commission will also hear the request if it's approved. The way we are wanting to set this up is that it would be a permitted special use in an A-1 Agricultural District; much like rural residences and other special use permits that the Board of Adjustment issues. However it also has to go in front of the Zoning Commission, like a subdivision. We would look at the design standards, and that type of thing.

Virginia Cooper: And where do these specs come from?

Eric Furnas: This came, almost exclusively, from the Polk County Zoning Ordinance. They have several in Polk County that are regulated. We made a couple of minor modifications when I sat down with the County Attorney; this made him more comfortable with the changes. We looked at several counties but we liked this one. It just seemed to address the issue without being extremely lengthy. It allows for freedom of design but still have that a professional engineer needs to design them.

Virginia Cooper: One of the things that I wanted to ask you just off the top of your head, because I'm really bad with distance judgments.. so the shooting range that is just off of Mulberry, and I don't know the name of that...but that was done prior to coming in... but it hasn't been there too terribly long. I would like to know the distance from that shooting range to the nearest house? Yeah, your spec is 750 feet...

Eric Furnas: Are you talking about the Izaak Walton League on 170th Street that's off of the gravel?

Virginia Cooper: Is that the one that's off of Mulberry?

Eric Furnas: Yes.

Virginia Cooper: So the closest house is Orval Esmoil. Because from listening to the neighbors in that area, there was some pretty big mistakes made in letting that happen. So if that in fact is 750 feet, then I kind of have a problem with that.

Eric Furnas: I can't tell you exactly what the separation distance is from Mr. Esmoil's house. What I can tell you that in addition to the 750 feet, one of the things that will be considered is berm height. So if a dwelling is only 750 feet, I would expect for the Zoning Commission to propose a berm, possible even higher than the NRS's standards. One of the problems with the Ike's is I don't believe there's regulated berms in that location. In addition to safety, berms also go along ways to muffle the noise of the shooting ranges. So that's part of this proposed ordinance, is that the design professional submits the plan to address those issues. (changed tapes)

Clyde Evans: The Ike's is essential a trap range for shot gun, for trap shooting.

Virginia Cooper: Right.

Eric Furnas: The Ike's... looking back at that... was that allowed by the Board of Adjustment?

Dixie Seitz: I don't remember that. I would have to look into it.

Eric Furnas: Yeah it's been some time ago.

Dixie Seitz: It has.

Eric Furnas: But I know that there wasn't any design standards or anything like that then. That's why we wanted to put this in the ordinance moving forward.

Virginia Cooper: I think one of the other things that concerns me is that only ... if you are doing something that creates that much noise... even with a plan. In that particular case, only the handful of people that live right there were contacted, not the next tier out. Which I think those people are also affected and I understand that you just can't keep going and go out too far because this affects everyone at some point. But I am hesitant to do anything with this until I understand the distance between ... I just don't know what 750 feet distance is.

Clyde Evans: I just think what you need to determine is, how loud was the noise? BOOM BOOM! I mean you need to get some kind of a noise measuring device to do that.

Virginia Cooper: Well to me it doesn't matter if it's pop pop or BOOM BOOM. It's a shooting range and it's over two hours every Thursday, or whatever. I

don't even know what it is. It's relentless for two hours. You are listening to constant barrage of noise. I know that you can't have a phone conversation with Orval Esmoil on that night while he's in the kitchen. You can't do it. It's that bad. So that's one reason that I am concerned about 750 feet and then to keep going those tiers back. I think this is a great idea. I like everything about it, except that I want to make sure I'm comfortable with that distance.

Tom Harper: Where does he live?

Virginia Cooper: He lives on Mulberry. He's the closest house to the range.

Tom Harper: So he's basically right on the corner of the road, the gravel road there. I would like to take comments from the audience if there is anyone here to speak, if you could state your name first?

Warren Bishop: I would say the race tracks are louder and they are open on weekends. Unless you are right on top of the range, you don't hear anything.

Emily Geertz: Well I hear it a lot and I live ... I'm talking about West Liberty.

Virginia Cooper: Yeah, I hear the West Liberty races too. But to me they are two different things.

Warren Bishop: Well there we have berms, we have trees, and we have grass.

Virginia Cooper: Are you part of the shooting club or are you part of the race track?

Warren Bishop: I'm here from the shooting club.

Virginia Cooper: Okay.

Tom Harper: Please state your name for the record.

Warren Bishop: My name is Warren Bishop.

Eric Furnas: If you want me to – I can step out and look at a computer and tell you that measurement from Orval's house to the range. I mean, I can use beacon and ...

Virginia Cooper: I just think that if our goal is to plan for the future of how this is going to be set up, I think we need to do it correctly.

Eric Furnas: I think so too.

Virginia Cooper: Yeah and you did a good job on all of the rest of it.

Eric Furnas: I just want to reiterate that I think that a proper berm design... there is a drastic difference in noise pollution. There is essentially little to no berm at the Izaak Walton League and there would be with these types of facilities. So I don't want to get too much... even though it's not an apples to apples comparison, you know, if we could erect a berm - life would be absolutely different at Orval Esmoil's house.

Tom Harper: Right, but also the topography plays a bigger part in this, because like in the Izaak Walton one, they are basically shooting to the northeast and the topography is all heading southwest. So all of that noise backs up and goes... basically it's going down through a hollow. The West Liberty Gun Club is basically sitting in a creek bed and it's going to the northwest.

Even though the sound waves is omnidirectional, it's still... it's going to follow the topography.

Virginia Cooper: It is you are right.

Clyde Evans: Well I agree with Virginia that this is a good idea and I'm glad to see the county addressing it.

Emily Geertz: Is this the typical path that most counties do, they rezone and then Special Use Permit?

Eric Furnas: There are options around. Right now there is nothing that addresses indoor shooting ranges, like what they have in the City of Muscatine. So those are obviously in commercial districts. I think when we look at outdoor shooting ranges and look at logical areas where they could be placed and then minimize conflict, I believe that A-1 Agricultural District is probably the best. It certainly shouldn't be in residential districts. Probably not in a commercial or an industrial district either. I mean they are looking at the space and the land.

Tom Harper: Those are the places that you put the indoor ones.

Eric Furnas: Right. Those could be in an enclosed structure that has it's owns sound and projectile devices. I mean those are things that the Zoning Commission on a case by case basis can wrestle with. If someone comes to you and says we are 800 feet from the next closest residence and we have a berm design and it's 12 feet high. You might say we'd like to see a berm of 20 feet high. If you were 1,250 feet, 2,000 feet or a mile from the nearest residence, a 12 foot berm may be sufficient. It may require a privacy fence for noise suppression. But that's why you will get the opportunity to work with the designer in approving a case by case based on their local.

Tom Harper: So is this a request that you want us to vote on or is this just an advisory right now?

Eric Furnas: This is a request that we would like a recommendation to the Board of Supervisors for them to look at to amend the codes to define Outdoor Shooting Ranges. I think if you have had a chance to review the new proposed definition concerning the Outdoor Shooting Ranges and to implement Outdoor Shooting Ranges as a Special Use Permit in the A-1 Agricultural District, we would like to have a recommendation. The state code also requires that it goes in front of Zoning Commission as well as the Board of Adjustment.

Virginia Cooper: So then if we ... if we are not going to fine tune the control of it from 750 feet, then instead of saying special consideration of design of the backstop are of critical importance and... hang on hang on... making it mandatory that before they can install whatever they want to build that they have to... That it can't just be... yeah we are putting in berms, but it has to meet a certain criteria in order to do what it's supposed to do. Not just that as long as they say that we are putting in landscaping and the berms and all of that...that it has to be the right ... according to the noise abatement criteria that ...

Tom Harper: Well in Section (3) (b) 5) it states noise abatement methods and procedures...

Eric Furnas: If you look in the ordinance Section (2) where it talks about the minimum 750 feet, there is a requirement that it is going to be designed by an architect or a professional engineer. So it will be designed by a professional person and they will take all of these other issues into

consideration when proposing this design that will come in front of the board.

Emily Geertz: So that has to happen?

Eric Furnas: Yes.

Emily Geertz: So I couldn't just say this is what I want and...

Eric Furnas: It's going to have to be stamped by an architect or an engineer.

Emily Geertz: How does this play out for ... for example, the proposed one that's going to be owned by the county?

Eric Furnas: It's not proposed. We don't have a proposed one yet.

Emily Geertz: It's not proposed yet, but...

Eric Furnas: Correct, the designed professional would bring in their design and they are going to show you a map and show the berm height, the materials, the proposals. They are going to show you a map of what's downrange from the backstop berm, how many houses are in the direct path of that berm and how far away they are. And they are going to tell you why the berm height is what it is because of the houses in the downrange area. Same thing on the side berm height, is there anything off to the side? All of that is going to be taken into consideration when they design their berms, the materials used, and the vegetation. It's all going to be part of a professional plan.

Clyde Evans: There was a range a couple of miles or so north of there, it was an old rifle range on Moscow Road. It's to the right as you go up that road. There was a house right across the street from it. I think it was the oldest rifle range in the State of Iowa. It was rented to the old rifle club.

Virginia Cooper: That's probably been farmed in if it's that long ago.

Clyde Evans: Yeah, and my dad said well when I die my family knows that this is going to remain a rifle club range and then his sister sold it to another fellow and his wife wanted to put horses on it.

Virginia Cooper: Yeah, my property was a gun club and actually when they walked away they abandoned everything and it is all still sitting down in the bottom, and so is all the ammo and that's not good. No, my only issue was the noise. I'm not worried about the safety because I'm certain that nobody is going to set up a gun club thinking that there would even be one stray bullet. I don't worry about that kind of stuff.

Clyde Evans: Well I don't know how long that Wilton club was in existence, probably 75 to 80 years. But to my knowledge there had never been an accident on that range. I think safety is the major concern. I know that they had insurance too.

Virginia Cooper: Oh I think you probably have to. Yeah, safety is not my concern at all.

Tom Harper: Okay in the first section here it says the Zoning Commission reviews and approves the proposal. So then it is sent off to the Board of Adjustment for a Special Use Permit?

Eric Furnas: Are you talking about after the Board of Supervisors?

Tom Harper: If this is amended as written...

Eric Furnas: Once the amendments are made to our Zoning Ordinance to define the Outdoor Shooting Ranges and approve them as a Special Use Permit in the A-1 Agricultural District, then the potential applicant would make an application to the Board of Adjustment for that Special Use Permit, just like the rural residence that they routinely deal with. Then they would also go before the Zoning Commission, as per state law. So there would be actually two boards that would be reviewing. One is the Special Use Permit to the Board of Adjustment and the Zoning Commission is an extra layer to review and to address potential safety and design issues that are required.

Tom Harper: So the Special Use Permit would be approved by the Board of Adjustment and then would be sent to the Zoning Commission to be reviewed and recommended to the Board of Supervisors for approval?

Eric Furnas: The County Attorney revised that we could actually hold the meetings the same day. I think I would probably recommend that the Zoning Commission act first, review the standards and that type of thing, address those types of concerns and then the Board of Adjustment is left with granting the Special Use Permit. I don't think it would be appropriate to grant a permit and then have the Zoning Commission say, we don't like it. So the Zoning Commission would probably review the standards first. It's like look at a subdivision, you are looking at a bunch of technical data. You are looking at a design, a plan; it shows topography, separation distances, berms, and materials. You are looking at designed documents. Once you are satisfied then the Board of Adjustment would review it after the Zoning Commission has granted it or not.

Tom Harper: Okay, anything else? Does anybody care to make a motion?

Emily Geertz: So the motion would be that we are approving the proposed amendment?

Tom Harper: It would be that you are recommending to the Board of Supervisors the ...

Eric Furnas: I would just make a motion just word for word of the proposal there. You would be recommending to the Board of Supervisors to amend Chapter 2 of the Muscatine County Zoning Ordinance.

Clyde Evans: I move that we approve it as outlined here.

Tom Harper: Is there a second?

Virginia Cooper: I'll second it.

Tom Harper: Okay, a motion has been made and seconded to recommend to the Board of Supervisors to amend Chapter II of the Muscatine County Zoning Ordinance, Article II A-1 Agricultural District, Section 3, Special Uses Permitted by adding Outdoor Shooting Ranges under Section 3.29 and to amend Article I, Section 3, Definition, by adding Outdoor Shooting Ranges to the definition. This proposed amendment will affect all unincorporated parts of Muscatine County. Any other discussion, hearing none, all those in favor of the motion signify by saying Aye (5) Opposed (0). The motion carries. And we are adjourned.

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