

The Muscatine County Zoning Commission met in the Board of Supervisors Office on Friday, April 7, 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: Albert Meyer Jr., Mark Temple, Mark Meyer, and Nick White.

Tom Harper: I will call this meeting of the Muscatine County Zoning Commission to order. I have a mission statement that I will read. 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, to the board members, you were all sent copies of the minutes from last meeting and everyone should have had a chance to review them. If there are no changes, does someone want to make a motion to approve the minutes?

Virginia Cooper: I move to approve the minutes from the last meeting.

Tom Harper: Is there a second?

Emily Geertz: I'll second.

Tom Harper: A motion has been made and seconded that the minutes from the last meeting be approved. Any further discussion, hearing none, all those in favor of the motion signify by saying Aye (5) Opposed (0). The motion carried. I will ask everyone here if you are here for the Zoning Commission meeting, please sign in and if you speak to the board, please state your name. That being said, Eric would you read the request?

Eric Furnas: Zoning Agenda Item #01. Albert H. Meyer, Dianna M. Stammer, and Joyce M. Hoag, Record Owners, request approval of the Preliminary & Final Plat of the proposed one lot agricultural subdivision, Norma Jean Acres Addition, containing approximately (4) four acres with a dwelling at 2842 170<sup>th</sup> Street. This property is located in Sweetland Township, South of 170<sup>th</sup> Street, in the NW<sup>1</sup>/<sub>4</sub> of Sec. 7-T77N-R1W, containing approximately 96 acres and is zoned A-1 Agricultural District.

Tom Harper: Okay, is the applicant here?

Albert H. Meyer Jr.: I'm here.

Tom Harper: Okay, can you state your name?

Albert H. Meyer Jr.: Albert H. Meyer Jr.

Tom Harper: Okay, if you could please state your case, tell us a little about it?

Albert H. Meyer Jr.: Well I just want to separate the house and buildings and four acres off the property. I just want to subdivide it off so that I can sell it to my daughter.

Tom Harper: Okay, was there any correspondence?

Eric Furnas: No sir.

Tom Harper: Does anybody here have anything to say for or against this request? Okay, are there any questions from the board?

Carol Schlueter: You are Albert?

Albert H. Meyer Jr.: I'm Albert Jr.

Carol Schlueter: Do you live on this property now?

Albert H. Meyer Jr.: No, it's my parent's house. I inherited it.

Carol Schlueter: So there is nobody living there?

Albert H. Meyer Jr.: It's being rented to my daughter. She is the one that wants to buy it.

Carol Schlueter: Okay, so the ground to the east of it, is that tillable ground?

Albert H. Meyer Jr.: It is, but it is set aside right now.

Carol Schlueter: Eric why are we doing a subdivision? What was split off of this?

Eric Furnas: To the west of this 96 acres, on the west edge, there is a small parcel that was already split out. That's why we are here because there had been a previous split in this quarter quarter section. Otherwise it could have been accomplished by a simple plat of survey.

Albert H. Meyer Jr.: This is entirely by accident, he is here for another meeting, but this is my son. I had four acres taken off of the original farm when my dad was still alive and he built a house on the four acres.

Carol Schlueter: There is a house on that property?

Albert H. Meyer Jr.: Yes on the four acres to the west.

Virginia Cooper: I don't see it. Maybe we just can't see it on the map.

Eric Furnas: Is this the same parcel that you are looking to get a Variance on?

Albert H. Meyer Jr.: It is.

Eric Furnas: Okay. I didn't realize that. So it's been split off previously and Mark Meyer built a house on it. The house was constructed just last year so that's why it's not showing up.

Carol Schlueter: So that's all taken care of?

Eric Furnas: It is.

Virginia Cooper: Where is your house?

Mark Meyer: My house is right here.

Eric Furnas: Yeah, it's a brand new house and the aerial photography doesn't have it yet.

Carol Schlueter: Okay.

Tom Harper: So this is presently zoned A-1 Agricultural District and it will remain A-1 Agricultural District. So this is just a subdivision plat so that they can split off the existing dwelling?

Eric Furnas: Yes. If you can recall in the A-1 Agricultural District Ordinance, it does allow for separating off an existing farmhouse from contiguous farmland as long as the house is at least five years old.

Virginia Cooper: And it is, I can tell by looking at it.

Eric Furnas: This is simply because there had been a previous split in the quarter quarter section, so subdivision platting was required.

Tom Harper: Okay, is there any other discussion or comments? Does anybody want to make a motion to recommend to the Board of Supervisors?

Virginia Cooper: I will recommend to the Board of Supervisors approval of this Preliminary and Final Plat of the proposed one lot agricultural subdivision, Norma Jean Acres Addition, containing approximately four acres.

Tom Harper: Is there a second?

Emily Geertz: I'll second it.

Tom Harper: A motion has been made and seconded to recommend to the Board of Supervisors approval of the Preliminary and Final Plat of the proposed one lot agricultural subdivision, Norma Jean Acres Addition. Is there any other discussion? Hearing none, all those in favor of the motion signify by saying Aye (5) and Opposed (0). The motion carried. This will now go onto the Board of Supervisors. Eric can help you with that.

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