

The Muscatine County Zoning Commission met in the Board of Supervisors Office on Friday, October 6, 2017 with Chairperson Tom Harper and board members Emily Geertz, Virginia Cooper, Carol Schlueter, and Clyde Evans present. Eric S. Furnas, Planning & Zoning Administrator and Dixie Seitz, Office Administrator were also in attendance.

Others present for this hearing: Kacee Bell and Nick White.

Tom Harper: Alright the hour is now 10:30 and I will open this public meeting 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. First off we need to approve the minutes from the last meeting. You have all received them and should have had a chance to read them. If there are no changes or corrections, is there a motion to approve the minutes as read?

Emily Geertz: I will approve the minutes as read.

Tom Harper: Is there a second?

Virginia Cooper: I will second the motion.

Tom Harper: There has been a motion to approve the minutes and it has been seconded. And further questions or comments? Not hearing any, all those in favor of the motion signify by saying Aye (5) Opposed (0). The motion has passed. Eric, would you read the request?

Eric Furnas: Zoning Agenda Item #01. Kenneth W. or Susan L. Morrison, Record Owners and Kacee Bell, Applicant requests approval of the preliminary and final plat of the proposed one lot residential subdivision, Bellview Estates, containing approximately 1.8 acres. This property is located in Wapsie Township, at the corner of Elder Ridge Road and Elder Avenue in Sec. 23-T78N-R4W NE¼ containing approximately 10 acres and is zoned R-3 Residential District.

Tom Harper: Any correspondence?

Eric Furnas: No sir.

Tom Harper: Okay, would the applicant or the representative wish to state their name and tell us about this request and give us some background?

Nick White: I am Nick White of VSP Engineering. We had done the subdivision of Elder Ridge back in 2003. The existing road that goes up the hill has been paved since 2003 or 2004. The ground under question now has a cell tower on one portion of it and a transmission line that runs through the north part of it. The applicant would like to build a new residence on a portion of that land. That's basically the background of this property. The two outlots that are going to remain are...they will never be built on because of the cell tower and the transmission line. It's ground that was never going to be developed in

any other capacity. So where the proposed house will set, it's the best building site for a dwelling because it is far enough away from the cell tower and the transmission line. We have been in contact with all the utility companies and they have reviewed all of proposed easements and they are fine with it. The plat shows the approximate location but that might be adjusted to the east or west a little, but it would still meet the minimum setbacks.

Tom Harper: Eric, do you have any comments?

Eric Furnas: I would just piggyback on some of the comments made by Nick White. On this portion, even though there were improvements made to it, it was not developed as a subdivision when the original subdivision was done. Now you've got a perfectly legal and acceptable street that already has frontage. I believe the intent is to hook onto the city water and I believe that they will have a septic system but there is enough room, they have 1.8 acres that can accommodate that. It's about as orderly of a development that you can have here. It's already zoned R-3 Residential District and has been for a long time. It is certainly in harmony with the surrounding property.

Tom Harper: Is there anybody else that wishes to make a comment or have a question? Does the board have any questions?

Clyde Evans: Looking at the picture here and the outline, is the 1.8 acres on both sides of this road?

Eric Furnas: No the 1.8 acres is the lot that is southwest of the road. The parent parcel is being split and that is on both sides of the road which contains approximately 10 acres. So the 1.8 acres that is actually on your plat is the buildable lot.

Nick White: It's actually 12 acres.

Tom Harper: So Elder Ridge Road is the actually main road that goes into the subdivision?

Nick White: Yes it is. It was built and it is still maintained under county standards. If you look over on the other side of the plat, that's how it was built. That's the typical road section.

Tom Harper: Typically doesn't the road belong to the HOA?

Eric Furnas: Yes they are reworking this process and figuring out who would be responsible for maintenance because even though it's called Elder Ridge Road and it belongs to the subdivision, this portion of the road remains on the Morrison property so they had to give an easement to Elder Ridge. I've been in contact with their attorney and I have been sent their intent on how they intend to address the fact that this portion will be servicing Bellview Estates. So I think that is in order.

Tom Harper: Okay, are there any other questions or comments from the board? If not, is there a motion to recommend to the Board of Supervisors?

Virginia Cooper: I will make a motion to propose to the board the approval of the preliminary and final plat of the proposed one lot residential subdivision, Bellview Estates, containing approximately 1.8 acres.

Tom Harper: Is there a second?

Emily Geertz: I will second it.

Tom Harper: There has been a motion and it has been seconded to recommend to the Board of Supervisors approval of this request to approve the preliminary and final plat of the proposed one lot residential subdivision, Bellview Estates, containing approximately 1.8 acres. Any further comments or questions? Not hearing any, all those in favor signify by saying Aye (5) Opposed (0). The motion has passed. This will move onto the Board of Supervisors.

Nick White: Thank you.

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