

The Muscatine County Zoning Commission met in the Board of Supervisors Office, Administration Building on Friday, November 3, 2017 at 10 a.m. with Chairperson Tom Harper and board members Carol Schlueter, Emily Geertz, Clyde Evans present, and Virginia Cooper was absent to discuss the following:

PUBLIC MEETINGS:

Zoning Agenda Item #01. Mary E. Larew Estate, Record Owner by Sarah Schebler, and Applicant, Hart Larew, Co-Administrator of Mary Larew Estate, requests approval of the preliminary and final plat of the proposed two lot agricultural subdivision, Sacred Savanna. This property is located in Wapsie Township, West of Bancroft Avenue in the NE¼ of Sec. 6-T78N-R4W, containing approximately 57 acres and is zoned A-1 Agricultural District.

Clyde Evans made a motion to recommend to the Board of Supervisors approval of this request; Emily Geertz seconded the motion. Vote: All Ayes - Motion Approved.

Zoning Agenda Item #02. Tripar 5 LLC, Paul Null, James Crowder and Mike Shield, Record Owners by Attorney John Hintermeister request approval of the final plat of the five lot residential subdivision Tripar 5 Addition. This property is located in Bloomington Township, Kent Estates, Margate Replat, Lot 18, North of Cranbrook Cross, in the NE¼ in Sec. 22-T77N-R2W, containing approximately 3.25 acres and is zoned R-2 Residential District.

Emily Geertz made a motion to recommend to the Board of Supervisors approval of this request; Carol Schlueter seconded the motion. Vote: All Ayes - Motion approved.

PUBLIC HEARINGS:

Zoning Agenda Item #03. Edward D. Zeman, Current Record Owner, Terry W. Holladay Sr., Proposed Owner, and Sons of Silence by Cyle R. Geertz, Proposed Lessee requests rezoning their property from the existing C-1 Commercial District to the proposed C-2 Commercial District in order to build a pole building for use as a Motorcycle Club. This property is located in Fruitland Township, Northeast of 2097 Old Hwy. 61, Irregular Tract East of Slough and adjacent to Lot 9, Thayer Lodge Subdivision, currently zoned C-1 Commercial District to the proposed C-2 Commercial District. This property contains approximately 2.91 acres.

Carol Schlueter made a motion to table this request until the Record Owners can present a proposed Conditional Rezoning; Emily Geertz seconded the motion. Vote to table: All Ayes - Motion Approved.

Zoning Agenda Item #04. Discussion and possible recommendation to amend the definition of Home Occupation as defined in the Muscatine County Zoning Ordinance.

Emily Geertz made a motion to not change the Home Occupation Ordinance; Carol Schlueter seconded the motion. Vote: All Ayes – Motion approved.

Zoning Agenda Item #05. Discussion and possible recommendation to amend Article III, Section 2 of the Muscatine County Zoning Ordinance by adding Seed Warehouses as a Permitted Use within the A-1 Agricultural District.

Emily Geertz made a motion to recommend to the Board of Supervisors to add Seed Warehouses and Seed Sales Offices to be a permitted use in the A-1 Agricultural District Ordinance; Clyde Evans seconded the motion. Vote: All Ayes – Motion Approved.

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