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The Muscatine County Zoning Commission met in the Board of Supervisors Office on Friday, November 2, 2018, with Chairperson Tom Harper and board members Virginia Cooper and Carol Schlueter present, Clyde Evans, and Carl Kleppe Jr. were absent. Eric S. Furnas, Planning & Zoning Director and Dixie Seitz, Office Administrator were also in attendance.

Others present for this hearing: Ryan Deahr and Susan Deahr.

Tom Harper: I will open the Zoning Commission meeting this morning and I will read 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. Okay, the minutes from the last meeting were sent out to all the board members. I hope that you have all had a chance to review them. If they are acceptable as written, I will entertain a motion to approve the minutes.

Carol Schlueter: So moved.

Tom Harper: Is there a second?

Virginia Cooper: Second.

Tom Harper: Okay, all those in favor of the motion to approve the minutes from the last meeting please say Aye (3) Opposed (0) Absent (Evans & Kleppe). The motion passed. Also, I wanted to let you know that this is normally a five member board and there are only three of us here today. So in order for your request to pass onto the Board of Supervisors as favorable the vote would have to be unanimous. Anytime up until the time that we take the vote you can request for us to table this until the next meeting. I can't guarantee that we will have a full board the next month because this is a voluntary board. It's up to you. Do you wish to continue?

Ryan Deahr: Yes.

Tom Harper: Eric, would you read the request?

Eric Furnas: Zoning Agenda Item #01. MJ Farm Enterprises LP by Ryan Deahr, Record Owner, requests approval of the preliminary and final plat of the proposed one lot agricultural subdivision, Deahr's Second Addition, containing approximately 5.77 acres. This proposed agricultural subdivision is located in Goshen Township, in the SE¼ of Sec. 8-T78N-R3W, 1773 115th Street, West Liberty, Iowa, containing approximately 20.65 acres, and is zoned A-1 Agricultural District.

Tom Harper: Was there any correspondence?

Eric Furnas: No sir.

Tom Harper: Would the applicant or spokesperson please state their name and give us a little background on this request?

Ryan Deahr: My name is Ryan Deahr. I'm actually just looking to buy my grandpa's acreage that he had. He has moved into town now. I would like to buy the acreage. I'm not going to... I wish I could but I can't afford to buy the whole 212 acres that goes with it. I farm actively with my family, so the grain bin is right across the road. Our livestock are in the area. So I'm just trying to buy my grandpa's acreage.

Tom Harper: So this is a subdivision request, not a rezoning?

Eric Furnas: Correct. He is purchasing a portion of an existing parcel that had a house on it, several existing outbuilding's. They had a previous split in the quarter quarter section. Everything remains zoned ag, there is no new development. It is simply because there has been a previous split. I reviewed the plat and it meets all of the minimum lot sizes. It has all of the requirements for the A-1 Agricultural District. The septic is situated on this lot. It's pretty simple.

Carol Schlueter: Okay, I am confused on which... is it to the south of 115th? That little triangle?

Ryan Deahr: No, it's to the north.

Virginia Cooper: So you are buying the big property there?

Ryan Deahr: No.

Virginia Cooper: What are you buying?

Ryan Deahr: It's right here.

Eric Furnas: You need to look at the subdivision plat, I think it's the last page of your packet.

Carol Schlueter: Okay, do I have it upside down?

Eric Furnas: Yep.

Carol Schlueter: Okay.

Eric Furnas: Lot 1 is north of the road.

Carol Schlueter: Okay, so this here isn't all of this?

Eric Furnas: No.

Carol Schlueter: Oh.

Eric Furnas: This is actually one tax parcel here and this splits it.

Virginia Cooper: So he's getting this and this?

Eric Furnas: He is purchasing lot one, which is a farm house.

Virginia Cooper: Okay, I got it.

Carol Schlueter: So you live there now?

Ryan Deahr: I'm in the process of moving there.

Susan Deahr: It's my dad property... I grew up in that house. It's been in our family for as far back as I can remember. All the ground around it, we all

farm. The parcel that's across the road that you are looking at... my husband bought that from my dad. It has all of the grain bin sites on it. We just thought it would be nice to have it in our name since we are farming all of that ground all the way around there. My dad lives in senior housing. He's 90 years old. Ryan is the best fit in our family to move into that house and buy the acreage from Dad. I mean, he's farming the ground.

Tom Harper: Just for the record, can you please state your name?

Susan Deahr: My name is Susan Deahr and I am Ryan's mother.

Virginia Cooper: There is just too many trapezoid's that it's really confusing.

Carol Schlueter: Right. So it's just the house and that? And you aren't going to do anything with the buildings?

Ryan Deahr: Right, it's just been my family place.

Eric Furnas: If he wanted to add ag buildings, he certainly could do that.

Tom Harper: And he could tear the house down and replace it.

Eric Furnas: Right.

Susan Deahr: Well there's no reason to tear it down – it's a really sturdy house.

Carol Schlueter: I know that you have hog buildings. You don't have any hog buildings here?

Ryan Deahr: No, I'm just saying in the neighborhood.

Carol Schlueter: So your hog buildings are further away?

Ryan Deahr: Yes.

Virginia Cooper: I will make a motion to recommend to the Board of Supervisors to approve this proposed preliminary and final plat of the agricultural subdivision, Deahr's Second Addition.

Tom Harper: Is there a second to that motion?

Carol Schlueter: I will second it.

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 further discussion or questions? Hearing none, all those in favor please say Aye (3) Opposed (0) Absent (Evans & Kleppe). The motion has passed, the subdivision will now go onto the Board of Supervisors. Eric will get with you as to when that meeting will be.

Ryan Deahr: Thank you.

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