

Zoning Commission Meeting Minutes – October 6, 2023

The Muscatine County Zoning Commission met at the Environmental Learning Center on Friday, October 6, 2023 at 10:00 a.m.

Present: Brad Akers (Vice Chairperson), Virginia Cooper, Tom Harper (Chairperson), Martha Peterson, and Carol Schlueter

Absent: None

Staff Present: Eric Furnas, Morgan Othmer

Others present for this meeting included: See list below.

- Approval of September 2023 meeting minutes.
 - A motion was made by Martha Peterson to approve the September 8, 2023 meeting minutes and was seconded by Carol Schlueter.
 - Aye's: Brad Akers, Virginia Cooper, Tom Harper, Martha Peterson, Carol Schlueter
 - Opposed: None
 - Motion approved.

- Agenda Item #1
 - Sheriff Quinn Riess spoke first about the request. He explained that training needs have increased due to state and federal mandates. He stated that his department currently spends approximately \$26,000 on training annually, not including travel, food, and overtime expenses. Sheriff Riess also spoke about the number of officers that would be trained. Having a training facility nearby would reduce overtime and travel time for both departments. He estimated that 100 people would be trained each year at the new facility and that 35-40 of those 100 people would qualify with shot guns or rifles. Shot gun qualification is done once a year.
 - City Engineer, Kevin Coon spoke next about the plans and site selection process.
 - Mr. Coon explained that the new facility would be utilized for various trainings in addition to the shooting range use.
 - He gave a presentation on the site selection process. A study was completed by MSA Professional Services. The following criteria were used for the selection process: needed a total of 12 acres of space, a two-mile buffer around all cities, a ½ mile from hog confinements, not in a flood zone or wetland area, a minimum travel time of 20 minutes to the location, direct roadway access, no archeological sites, ¼ mile from any wells, ¼ mile from all dwellings, a minimum buffer from all schools, parks, churches, and cemeteries. There were 19 properties that met all of the criteria.
 - Next, Mr. Coon spoke about the facility design. He explained that it would meet the NRA range source book design criteria. The range would include a 220' long hand gun bay and a 370' long rifle bay. The range would be oriented away from the sun to reduce glare. There would be 20' side berms

and a 20' backstop. The range would have an HDPE drain and use a retention basin. A fence would be placed around the facility.

- Last, Mr. Coon explained that there would be a decommissioning plan that would require soil samples be taken and the backstop material would be disposed of at a hazardous waste facility.
- This was followed by comments from attendees. The following attendees spoke:
 1. Laura Curtis Kramer
 2. Naomi DeWinter
 3. Shannon Lewis
 4. Kim Schneider
 5. Michael Marston
 6. Josh Spies
 7. Chief of Police, Tony Kies made a few comments in response to some of the concerns stated. Mr. Kies explained that he had just closed a different shooting range that had been in operation for 20 years and stated the mitigation was completed for under \$100,000. He explained that they worked with the DNR and there was no lead contamination to the soil or pond nearby.
 8. Todd Kraklio
 9. Fred Satterthwaite
 10. Jerry Anderson
 11. Carol Webb
 12. Rich Liar
 13. Jared Deahr
 14. Dave Watkins
 15. Ted Dickey
 16. Christine Schroeder
 17. Aaron Steffens
 18. Mark Henning
 19. Nick Gilbert
 20. Bill Clevenger
 21. Ashley Spitler
 22. Jolisa Coleman
 23. Tim White

In summary, 16 people spoke against the new facility and 6 people spoke in favor.

- Virginia Cooper made a motion to close the public hearing; Carol Schlueter seconded the motion.
 - Aye's: Brad Akers, Virginia Cooper, Tom Harper, Martha Peterson, Carol Schlueter Opposed: None
 - Motion approved.
- Next, the Zoning Commission asked questions.
 - Martha Peterson inquired about the noise level reduction with the use of suppression. Tony Kies explained that suppression is currently in place for the SWAT team and will hopefully be purchased for all as funding becomes available.
 - Brad Akers asked about the distance of the proposed site from an existing confinement that Nick Gilbert mentioned. Nick informed the Commission that the structure is a loafing shed for cattle and was placed yesterday.
 - Virginia Cooper asked Kevin Coon about the separation distance as a safety precaution for hog confinements. Mr. Coon explained that it was referencing how close together hogs are in a confinement and how a large number of hogs could be injured if a bullet reached a confinement.
 - Virginia also asked about the soil at the site and if it would be cleaned on a regular basis. Mr. Kies explained that they would follow the DNR's recommendations and NRA's best practices. It was explained that the soil has not been tested yet. Soil with a neutral PH level would be sought after as that would be the best to handle the lead. Acidic soil will break down the lead.
 - Martha Peterson asked about the hours that the facility would be used. Mr. Kies explained that the hours of operation have not yet been determined. A few night time trainings would be needed. His hope was to work with surrounding property owners to select times that would be the most preferred for trainings to occur.
 - Brad Akers inquired about the use of the facility in West Liberty. Mr. Kies explained that the facility there will work for qualifying officers, but is not equipped for any additional training. He also explained that it is not a secure facility for law enforcement.
 - Tom Harper inquired about why a location on the island was not being considered. Mr. Coon explained that the location was excluded as an area of potential development and a preference of agricultural land was given for a potential site.
 - Carol Schlueter asked about the final sites that were found during the study. Mr. Kies explained that out the 19 final sites, he made calls to the owners of 8 of those. Some of the sites were not called and some of properties were not for sale.

- Carol Schlueter made a motion to approve the request for a new law enforcement only shooting range and training facility pursuant to Iowa Code chapter 657.9. which would include the use of approximately 20 acres of the property located in Moscow Township in parts of the SW ¼ of Section 34-T78N-R2W, Parcel #03-34-300-007, containing approximately 49.95 acres; Virginia Cooper seconded the motion.
 - Aye's: Martha Peterson
 - Opposed: Brad Akers, Virginia Cooper, Tom Harper, Carol Schlueter
 - Motion denied.

- Meeting adjourned at 12:17 p.m.

MUSCATINE COUNTY ZONING COMMISSION
Muscatine County Building, Zoning, & Environmental Office
3610 Park Avenue West - Muscatine, IA 52761
Telephone 563-263-0482 FAX 563-288-4338
Email Address: zoning@muscatinecountyiowa.gov
County Website: www.muscatinecountyiowa.gov

Community Members in Attendance:

1. Justin Maxwell
2. Michael Marston
3. David Watkins
4. David Cooper
5. Tom Atkinson
6. Travis White
7. Charlie Lewis
8. Chris Davis
9. Todd Kraklio
10. Tegan Kraklio
11. Madeleine (no last name provided)
12. Mark Henning
13. John Nupp
14. Nikki Holladay
15. Chad Holladay
16. Kristine Schroeder
17. David Hotle
18. Reggie Drake
19. Ted Dickey
20. Jenna Henderson
21. Ashley Steffens
22. Aaron Steffens
23. Jim Shepherd
24. Kylie Shepherd
25. Steve Holladay
26. Joseph Smith
27. Rich Dwyer
28. Davina Holladay
29. Gary Ronzheimer
30. Tyler Buffington-Hall
31. Maelyn Slunaker
32. Randy Hopkins
33. Matt Draves
34. Gene Taylor
35. Debbie Taylor
36. Sue Grings
37. Mike Middagh
38. Carolyn Kemper
39. Larry Kemper
40. Miranda Stauffer
41. Matthew Stauffer
42. Jerry Anderson
43. John Kramer
44. Shannon Lewis
45. Dee Ann Reed
46. David Reed
47. Name illegible
48. Matt Reesink
49. Carl Kleppe
50. Carla Clevenger
51. Braydon Herrold
52. Sandy Kraklio
53. Kassy Middagh
54. Matt McCleary
55. Kim Schneider
56. Pat White
57. Nick Gilbert
58. Tim Maxwell
59. Laura Curtis Kramer
60. Fred Satterthwaite
61. Dennis Hetzler
62. Deb Saylor
63. Greg Saylor
64. Adam Maurer
65. William Clevenger
66. Lynnette Marston
67. Tyler Staley
68. Dan Krueger
69. Tim White
70. Jay Gilbert
71. Orval Esmoil
72. Jacob Henderson
73. Amy Maxwell
74. Amanda Brandies
75. Luke Thompson
76. Paul Beatty
77. Carli Fix
78. Ed Lindle
79. Dan Dawson