

Zoning Commission Meeting Minutes – June 14, 2024

The Muscatine County Zoning Commission held a public hearing in the Breakroom of the Administration Building on Friday, June 14, 2024

Present: Brad Akers (Vice Chair), Virginia Cooper, Tom Harper (Chair), Carol Schlueter

Absent: Martha Peterson

Staff Present: Eric Furnas, Morgan Othmer

Others present for this meeting included: Steve Kundel, Joe Myers, and Randall Allee

- Tom Harper read the Mission Statement.
- Approval of the May 3, 2024 meeting minutes.
 - A motion was made by Carol Schlueter to approve the May 3, 2024 meeting minutes and was seconded by Brad Akers.
 - Aye's: Brad Akers, Virginia Cooper, Tom Harper, Carol Schlueter
 - Opposed: None
 - Motion approved.
- **Agenda Item #1**
 - Eric Furnas described the request. There are a group of lots in Chatham addition that have not been developed that the owner wishes to vacate. The request would vacate the lots, road right-of-ways, and utility easements, and leave one large undeveloped lot. The owner would then complete the process to replat the lots later on. The ordinance requires that all adjacent property owners and any within 200' be notified. Certified letters were sent and signatures on a petition were received by all surrounding property owners. The road is a private subdivision road that currently dead-ends and will be addressed when the owners go to replat the property. There are currently two different zoning districts for the properties. In order to make the entire group of lots the same for future changes, the owners requested to rezone lots 37-44 to match the zoning district for lots 7-33.
 - Virginia Cooper inquired about whether or not there was development on lots 6, 34, 35, and 36. Mr. Furnas explained that those lots have been developed and they will remain the same, as a part of the Chatham addition.
 - Tom Harper asked for confirmation that the road, Chatham Circle would be eliminated and Mr. Furnas confirmed that Chatham Circle and Tonbridge Place would be vacated.
 - Steve Kundel spoke next as the representative for parties looking to purchase the property. He explained that the next step is to re-subdivide the land into four parcels.

- A motion was made by Virginia Cooper to approve the request to vacate lots 7-33 and lots 37-44 including all roads and easements of Kent Estates Chatham Addition and to rezone the area consisting of lots 37-44 from the existing R-1 Residential District to R-2 Residential District. Brad Akers seconded the motion.
 - Aye's: Brad Akers, Virginia Cooper, Tom Harper, Carol Schlueter
 - Opposed: None
 - Motion approved.

- Meeting adjourned at 10:53 a.m.

MUSCATINE COUNTY ZONING COMMISSION
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