

Zoning Commission Meeting Minutes – December 6, 2024

The Muscatine County Zoning Commission held a Public Hearing in the Administration Building on Friday, December 6, 2024 starting at 10:30 a.m.

Present: Brad Akers (Vice Chair), Laura Curtis Kramer, Martha Peterson, Carol Schlueter

Absent: Tom Harper (Chair)

Staff Present: Eric Furnas, Morgan Othmer

Others present for this meeting included: Gary Whitacre, Steve Kundel, Susan Evans

- Brad Akers read the Mission Statement.

- Approval of the October 4, 2024 meeting minutes.
 - A motion was made by Carol Schlueter to approve the October 4, 2024 meeting minutes and was seconded by Martha Peterson.
 - Aye's: Brad Akers, Laura Curtis Kramer, Martha Peterson, Carol Schlueter
 - Opposed: None
 - Motion approved.

- **Agenda Item #01**
 - Mr. Whitacre briefly explained the subdivision request.
 - Mr. Furnas explained that the quarter-quarter section had previously been split, so a subdivision request is required for the additional split of the property. All parcels will remain zoned A-1 Agricultural District.
 - Mrs. Evans asked if the new subdivision would affect the property taxes of the surrounding parcels and Mr. Akers explained that the change should not affect the taxes.
 - Mr. Furnas then clarified that the subdivision is to separate a portion of timber ground that the Nature Conservancy would like to purchase.
 - A motion was made by Carol Schlueter to approve the combined preliminary/final plat of the one lot, A-1 Agricultural subdivision, MTM2024 Subdivision. Martha Peterson seconded the motion.
 - Aye's: Brad Akers, Laura Curtis Kramer, Martha Peterson, Carol Schlueter
 - Opposed: None
 - Motion approved.

- **Agenda Item #02**
 - Mr. Whitacre explained his subdivision request. He would like to create a non-buildable outlot that would serve as a buffer for the adjacent property.
 - Mr. Furnas explained that the new lot is being platted as an outlot and as defined in the county ordinance, an outlot is a lot that no one would be able to build on.

- Carol Schlueter asked if the land was timber area and Mr. Whitacre confirmed that is covered by dense timber.
 - A motion was made by Martha Peterson to approve the combined preliminary/final plat of the one lot, R-1 Residential subdivision, Outlot “A” Arrowhead Prairie – Part Two. Laura Curtis Kramer seconded the motion.
 - Aye’s: Brad Akers, Laura Curtis Kramer, Martha Peterson, Carol Schlueter
 - Opposed: None
 - Motion approved.
- **Agenda Item #04**
 - Bi-State Regional Commission gave a presentation on the update of the Muscatine County Comprehensive Land Use Plan. They reviewed the steps that have already been completed to update the plan and went over some of the changes that are being proposed.
 - A Public Hearing will still be held by the Zoning Commission where they can recommend the approval of the plan to the Board of Supervisors.
- **Agenda Item #03**
 - A Public Hearing was held on possible amendments to the Zoning Ordinance for the regulation of Data Centers.
 - Mr. Furnas recommended that the Zoning Commission consider defining Data Centers and potential requirements for them, as they are becoming a more frequent occurrence.
 - The Commission discussed the potential noise that the data centers could cause, what zoning districts they should be allowed in, and whether or not separation distances should be required. They also discussed the potential water usage if it is used for cooling and if that could affect a local aquifer.
 - A motion was made by Carol Schlueter to table the agenda item and have Eric gather additional information and provide more specific recommendations. Martha Peterson seconded the motion.
 - Aye’s: Brad Akers, Laura Curtis Kramer, Martha Peterson, Carol Schlueter
 - Opposed: None
 - Motion approved.
- Meeting adjourned at 11:44 a.m.

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