

## Zoning Commission Meeting Minutes – March 7, 2025

The Muscatine County Zoning Commission held a Public Meeting in the Administration Building on Friday, March 7, 2025 starting at 10:30 a.m.

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

**Absent:** None

**Staff Present:** Eric Furnas, Morgan Othmer

**Others present for this meeting included:** Matt Elam, Jody Besick, Tosha Kensett

- **Approval of the February 7, 2025 meeting minutes.**
  - A motion was made by Martha Peterson to approve the February 7, 2025 meeting minutes and was seconded by Carol Schlueter.
    - Aye's: Brad Akers, Laura Curtis Kramer, Tom Harper, Martha Peterson, Carol Schlueter
    - Opposed: None
    - Motion approved.
  
- **Agenda Item #01 – AUR Northland Subdivision**
  - Tosha Kensett, Aurum representative, spoke about the request and explained that they are looking to purchase some of the land from Matt Elam. They were originally going to lease the land to place a Data Center on, but would now like to purchase the property.
  - Eric Furnas explained that a Special Use Permit for a Data Center was approved by the Board of Adjustment to be placed on the proposed new lot. Since the quarter, quarter section has been previously slit, a subdivision is required. Eric then explained that the property is currently zoned R-1 Residential and would usually require a subdivision compliant street. However, since the intended use is not for a residential subdivision, he'd recommend that the requirement be waived. They would instead use the existing gravel farm lane for access. The use of the existing lane was what was considered by the Board of Adjustment when the Special Use Permit was approved.
  - Tosha stated that they do plan to upgrade the gravel road.
  - A motion was made by Carol Schlueter to approve the combined preliminary/final plat of the one lot subdivision, AUR Northland Subdivision and to waive the requirement for a subdivision road. Brad Akers seconded the motion.
    - Aye's: Brad Akers, Laura Curtis Kramer, Tom Harper, Martha Peterson, Carol Schlueter
    - Opposed: None
    - Motion approved.

- Meeting adjourned at 10:38 a.m.

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