

MINUTES
October 11, 2016 – 5:30 p.m.
Planning and Zoning Commission
Muscatine City Hall
City Council Chambers

Present: John Sayles, Steve Nienhaus, Rochelle Conway, Wendi Ingram and Jodi Hansen

Excused: Jordan Pahl and Larry Wolf

Staff: Andrew Fangman, City Planner, Community Development
Stephanie Oien, Office Coordinator, Community Development

Also: Cliff and Laurie Lanfier, Kenneth and Providence Shoultz.

Chairperson Larry Wolf opened the meeting at 5:30 p.m.

Minutes: Staff reported that the minutes from the previous meeting were incomplete and would be submitted at a future meeting.

Zoning:

Fangman advised that zoning case #Z-141-16 for Local 1009C, International Chemical Workers Union regarding 922 Hancock Street had been withdrawn by the applicant.

Subdivision:

S-232-16 – Shoultz Acres Subdivision – Kenneth John and Providence Shoultz – 1 lot – 4.53 Acres – 2620 Stewart Road – Unincorporated Muscatine County.

Ken Shoultz was present to discuss his request. Mr. Shoultz stated that he thought his daughter and son-in-law may want to buy the property and build a house. He advised that they have already obtained a variance from Muscatine County to do so. Conway motioned to approve the request; seconded by Sayles. All ayes, motioned carried.

Utility Easement Vacation:

V-125-16 – Cliff Lanfier – Lots 16 & 17 Riverbend Second Addition – 3222 Clermont Drive.

Cliff Lanfier was present to discuss the request. Mr. Lanfier explained that he would like to combine the lots and build one house. Fangman noted that this was a routine procedure and many lots in this area had been combined with interior utility easements vacated. Nienhaus motioned to approve the request; seconded by Sayles. All ayes, motioned carried.

Other:

Proposed Amendment Urban Renewal Plan for Consolidated Muscatine Urban Renewal Area – Review and recommendation on conformity with the adopted comprehensive plan.

Fangman advised that periodic updates to the Urban Renewal Plan are made with the Commission. The last update was done in 2014. He explained that this plan addresses TIF funding areas and that staff wants to make sure additional projects are included in the areas covered. Sayles asked what the funding source is for projects. Fangman replied that by adding to the Urban Renewal Plan it allow for use of TIF funds. Ingram noted that a housing study was done in 2000. She asked if one had been done since. Fangman responded there had not. Hansen asked if realtors use the housing study. Ingram, as a realtor, stated the study was used a lot. Fangman directed that staff was looking for the Commission to determine that this Urban Renewal Plan amendment meets the goals of the comprehensive plan. Ingram motioned to support the amendment as it met the goals of the comprehensive plan; seconded by Conway. All ayes, motioned carried.

Adjourn.

Respectfully Submitted,

Andrew Fangman, Secretary
City Planner

ATTEST:

Larry Wolf, Chairperson
Planning & Zoning Commission