

The Muscatine County Zoning Commission met in the Board of Supervisors Office on Friday, January 11, 2019, with Chairperson Tom Harper and board members Virginia Cooper, Carl Kleppe Jr., and Brad Akers present, Carol Schlueter was absent. Eric S. Furnas, Planning & Zoning Director and Dixie Seitz, Office Administrator were also in attendance.

Others present for this hearing: Tiffany Stephens and Christene Tomfeld.

Tom Harper: I will open the Zoning Commission meeting and I will read the mission statement. The Muscatine County Zoning Commission is a five member group of residents of the County who are appointed by the Muscatine County Board of Supervisors. We serve as non-professionals and without compensation. Our purpose is to advise the Muscatine County Board of Supervisors on managing the growth of the County. This involves reviewing subdivisions, rezoning requests, the use of public property, and reports related to land use policy and long range planning. Recognizing that our decisions will not satisfy everyone, we attempt to base our decisions on what is best for the long term interest of the County. We ask for your input, pro or con, on issues before us in order that we may formulate the best decisions possible. Please take this opportunity to share your thoughts and concerns with us. Our recommendations are not taken lightly by the Board of Supervisors, but the Board of Supervisors, your elected representatives, make the final decisions on all issues. Today we have one member missing so if we vote and it is a tie vote it would go onto the Board of Supervisors as a denial. You have the option of continuing with the four members today or ask to have us table the request until the next month where we may or may not have a full board. It's up to you.

Tiffany Stephens: I'll go ahead.

Tom Harper: Okay, everyone was sent the minutes from the previous meeting and I hope that you all have had a chance to read them. If there are no changes I will entertain a motion to approve the minutes.

Carl Kleppe Jr.: I'll make a motion to approve the minutes.

Brad Akers: I'll second.

Tom Harper: All in favor of the motion to approve the minutes please say Aye (4) Opposed (0) Absent (Schlueter). The motion is approved. Okay, Eric, can you please read the request?

Eric Furnas: Zoning Agenda Item #01. Patricia A. Tomfeld, Record Owner by Tiffany Stephens, Executor, requests approval of the preliminary and final plat of the proposed one lot agricultural subdivision, Shady Cedar Subdivision, Lot 1, containing approximately five (5) acres. This proposed

agricultural subdivision is located in Cedar Township, in the SE¼ of Sec. 27-T76N-R4W, 2658 Echo Avenue, containing approximately 40 acres and is zoned A-1 Agricultural District.

Tom Harper: Was there any correspondence?

Eric Furnas: No correspondence.

Tom Harper: Would the spokesperson please state their name and tell us a little about your request?

Tiffany Stephens: My name is Tiffany Stephens we are asking to split off five acres with the house. The farm will be divided between my brother and I.

Tom Harper: Okay, Eric is there anything that you would like to add?

Eric Furnas: I would just add that this is an agricultural subdivision. If you look at the subdivision plat and the aerial, you will see that the Patricia Tomfeld property has been split from east to west and it is less than a quarter. So that is the reason they have to do an agricultural subdivision. Since this is an agricultural subdivision we are not looking at any roads, sidewalks or any improvements. They are proposing to split off the existing dwelling with approximately five acres. There is adequate room, it meets the frontage, lot width, lot depth, it actually exceeds it. So I have no concerns with the size of the lot or the shape of it. I will note that the existing septic system does cross over, at least a portion of it, crosses over to the other lot. Their attorney had prepared the appropriate easement and language that will allow access to that for service or replacement. It is placed appropriate on the plat, so I have no concerns with that. The buildings are placed on the plat and it is showing no setback issues. The staff recommends approval of this proposed agricultural subdivision.

Tom Harper: Okay, so it is zoned A-1 Agricultural District and it is an agricultural subdivision?

Eric Furnas: Yeah it is just to split off the existing dwelling but they had to do this since it was split previously. The house is older than five years old, so that wouldn't trigger anything either.

Tom Harper: Who would own the lot then?

Tiffany Stephens: With the house on it?

Tom Harper: Yes.

Tiffany Stephens: That would be me. My brother would retain the farm ground.

Tom Harper: I don't have any concerns with this. Is there anyone else on the board or in the room that wishes to speak for it or against? Not hearing anything, I would entertain a motion.

Carl Kleppe Jr.: I will make a motion to recommend to the Board of Supervisors approval of the one lot agricultural subdivision, Shady Cedar Subdivision.

Tom Harper: Is there a second?

Brad Akers: I will second it.

Tom Harper: Is there any other questions or comments? Not hearing any, there has been a motion to recommend to the Board of Supervisors approval of this one lot agricultural subdivision, Shady Cedar Subdivision and it has been seconded. All in favor of the motion please say Aye (4) Opposed (0) Absent (Schlueter). The motion is approved, it will now go onto the Board of Supervisors. Eric can help you with that.

Tiffany Stephens: Okay, thank you.

MUSCATINE COUNTY ZONING COMMISSION
By Eric S. Furnas, Planning & Zoning Director