

The Muscatine County Zoning Commission met in the Board of Supervisors Office on Friday, April 5, 2019, with Chairperson Tom Harper and board members Virginia Cooper, Carol Schlueter, and Brad Akers present, Carl Kleppe Jr. was absent. Eric S. Furnas, Planning & Zoning Director and Dixie Seitz, Office Administrator were also in attendance.

Others present for this hearing: Ken Bierman, Tammy Bierman, Debbie Reinier and Don Reinier.

Tom Harper: I will open the public meeting and start by reading 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. Now today we only have four members present, so the vote must be at least three votes, it cannot be a tie vote. It's up to you if you would like to go ahead with it today or have us table this until next month. Now was there any minutes from last month?

Dixie Seitz: The last meeting that we had of the Zoning Commission was in January, it was the Shady Cedar Subdivision. I had emailed you the minutes back in January.

Tom Harper: Okay, if there are no corrections I will entertain a motion to approve the minutes.

Virginia Cooper: I move to approve the minutes from the last meeting.

Tom Harper: Is there a second?

Brad Akers: Second.

Tom Harper: A motion has been made and seconded to approve the minutes from the last meeting. All in favor of the motion please say Aye (4) Opposed (0) Absent (Kleppe). The motion is approved. Okay, Eric would you like to read the request?

Eric Furnas: Zoning Agenda Item #01. Kenneth C. and Tamra J. Bierman, Record Owners and Debbie and Don Reinier, Proposed Buyers, request approval of the preliminary and final plat of the proposed one lot residential subdivision, Blessings Point Subdivision, containing approximately 1.16 acres. This proposed subdivision is located in Bloomington Township, West of N. Isett Avenue in the SE $\frac{1}{4}$ of Sec. 23-T77N-R2W, Lot 2, containing approximately 21.24 acres and is zoned R-1 Residential District.

Tom Harper: Any correspondence?

Eric Furnas: No correspondence.

Tom Harper: Okay if the spokesperson can please state their name and tell us what you are wanting today?

Don Reinier: I'm Don Reinier and basically we'd like to buy the property to build a house to live in there.

Tom Harper: Eric did you have anything you wanted to add?

Eric Furnas: Well if I could just have a very brief recess? There's something on the plat that I want to make sure with the surveyor's that it is correct. It says typical 25' easement and general they are usually 15'. I just want to make sure that that's not a typo. It's ten feet over what it usually is and that's going to restrict your space. I just want to make sure. (Brief recess) Okay, if we could go back on the record now? Are you still recording?

Dixie Seitz: Yes.

Eric Furnas: It is intentional. It's something that REC is wanting now. So that is correct, that's how it is intended.

Virginia Cooper: Okay.

Don Reinier: Well we are actually going to build 53 feet from that lot line anyway – so that's not going to bother us.

Tom Harper: We just want to make sure that you don't come back to the Board of Adjustment asking for a Variance to build closer to the lot lines.

Eric Furnas: Well no... it's not really the duty of the Board of Adjustment. It's a utility easement, you have to follow what is platted. The Board of Adjustment grants Variances from front yard, side yard setbacks, that type of thing. But utility easements... you don't have the authority to allow them to encroach upon the utility easements. There are ways they can work around those, they can get a vacation plat from the utility company. It's just that if you ever put a detached shed in your backyard, you would have to be 25 feet from the back lot line instead of the five feet that we normally require.

Carol Schlueter: So you understand that?

Don Reinier: Yes.

Eric Furnas: The only other thing that I wanted to comment on is that you will notice that the entrance to this lot is farther to the north. They have met with the County Engineer's Office. The frontage of this lot is not a good location for a driveway so they worked out an entrance a little farther north on the property. So the parent parcel will still retain an access that will be from a 20 foot entrance/access that comes along North Isett Avenue which is not being subdivided. But now we aren't real thrilled with that but for a single lot, I think it's okay. Just so the Record Owners of the parent parcel understand that if there is any further development of that area that this would have to become a subdivision street. But it's really no different than having a long private drive in the subdivisions that we have seen. Because it's only 20 feet wide and that doesn't leave much space for fire trucks to come and go and things like that.

Tom Harper: I'm glad that you made that clarification. Other than that, I don't have anything. Does anybody have any questions or comments on this?

Virginia Cooper: I will make a motion that we recommend to the Board of Supervisors approval of the preliminary and final plat of the proposed one lot residential subdivision, Blessings Point Subdivision.

Tom Harper: Is there a second?

Carol Schlueter: I'll second it.

Tom Harper: There has been a motion and it's been seconded to recommend to the Board of Supervisors approval of the request for this preliminary and final plat of the proposed one lot residential subdivision, Blessings Point Subdivision. Is there any questions or comments? Not hearing any, all those in favor of the motion please signify by saying Aye (4) Opposed (0) Absent (Kleppe). The motion is approved, the request is approved. Now this will go onto the Board of Supervisors. You will need to get with Eric's office concerning the time and place of that meeting. Thank you.

Mr. & Mrs. Reinier: Thank you.

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