

The Muscatine County Zoning Commission met in the Board of Supervisors Office on Friday, August 2, 2019, with Chairperson Tom Harper and board members Carol Schlueter, Virginia Cooper and Brad Akers present, Barry McManus was absent. Eric S. Furnas, Planning & Zoning Director and Dixie Seitz, Office Administrator were also in attendance.

Others present for this hearing: Wilma Roach and David Scott.

Tom Harper: Okay, I will open this meeting 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 we also need to approve the minutes from the last meeting. I believe that Dixie has emailed you the minutes. If there are no corrections or changes is there a motion to approve the minutes?

Virginia Cooper: I move that we accept the minutes from the last meeting.

Tom Harper: Is there a second?

Carol Schlueter: I'll second it.

Tom Harper: A motion has been made to accept the minutes from the last meeting and it has been seconded. Are there any comments? Hearing none, all those in favor signify by saying Aye-4; Opposed-0; Absent-McManus. The motion is approved. So as I read in the statement, this is normally a five person board, today we only have four members present. Up until the time we take a vote you have the right to request to table this request and we can reschedule it until the next month. But the next month, I can't guarantee that we will have five people here either. Our decision has to be at least three votes for it. If it's a tie vote than the recommendation to the Board of Supervisors would be a denial, so it is your choice. Okay, Eric, can you please read the request?

Eric Furnas: Zoning Agenda Item #01. Richard L. and Wilma L. Roach, Record Owners, request approval of a preliminary and final plat of the proposed two lot agricultural subdivision, David and Amy Scott Addition. This property is located in Seventy-Six Township, in the NW¼ of Sec. 2-T76N-R3W, Parcel A, North of 231<sup>st</sup> Street, 2043 231<sup>st</sup> Street, containing approximately 12.25 acres and is zoned A-1 Agricultural District.

Tom Harper: Was there any correspondence?

Eric Furnas: No sir.

Tom Harper: Would the applicant please state their case?

Wilma Roach: Do I need to go to the podium or can I sit here?

Tom Harper: You can sit there.

Brad Akers: I can hear you there fine.

Wilma Roach: Okay, we have a farm that David has been farming for many years and we are getting older and David is interested in purchasing the farmable part of the acreage.

Tom Harper: So you are living in the house?

Wilma Roach: We are living in the house, yes and we will stay there.

Tom Harper: And the "L" shape of the property that's the part that you want to sell?

Wilma Roach: Yes that's the part that David will be purchasing.

Tom Harper: So you are selling the house?

Wilma Roach: No, we are not selling the house.

Carol Schlueter: So you are living on lot 2?

Wilma Roach: Yes.

Virginia Cooper: So she and her husband live in the house on lot 2 and then the rest of it... David lives some place else but he farms. So she is selling this to David just to farm.

Wilma Roach: Yeah he lives down the road from us and it's just very convenient for him.

Carol Schlueter: So lot 1 is what you are going to purchase?

Wilma Roach: Yes that's what he will purchase.

Brad Akers: I don't think that the blue highlighted line shows the split done on that narrow part.

Eric Furnas: Right. If you look at the aerial, that is how the property looks now and the subdivision plat shows the proposed division of the property.

Wilma Roach: Yeah we've had it measured off.

Carol Schlueter: And is there a separate access to that lot?

Eric Furnas: Yes, it would be an access for agricultural property. It's pretty straight forward really. It simple required a subdivision plat because the original quarter quarter had been split before. The zoning doesn't change, there is no residential development. Mr. Scott will just purchase the ground that he has been renting from them and the Roach's retain the homestead and the lot. The lots meet the minimum size and width requirements. They have accommodated their septic system and well on the proposed plat.

Tom Harper: And since there is already a residence on there, there will be no more residences.

Eric Furnas: Right.

Tom Harper: The only building would be outbuildings.

Eric Furnas: Farm exempt things or Special Use Permits that would have to come before the Board of Adjustment.

Carol Schlueter: But it's just farm ground, right?

Eric Furnas: Yeah.

Virginia Cooper: I move that we recommend to the Board of Supervisors approval of this proposed two lot agricultural subdivision, David and Amy Scott Addition in Seventy-Six Township.

Carol Schlueter: I'll second it.

Tom Harper: A motion has been made and seconded to recommend to the Board of Supervisors approval of this preliminary and final plat of the proposed subdivision, David and Amy Scott Addition, an agricultural subdivision. Is there any other comments or questions? Hearing none, all those in favor of the motion signify by saying Aye-4; Opposed-0; Absent-Barry McManus. The motion carries.

Eric Furnas: So this will go in front of the Board of Supervisors in the next week or so. We will contact you to tell you when that meeting is.

Wilma Roach: Okay, thank you.

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