

On Friday, February 10, 2023, the Muscatine County Zoning Commission met in the Board of Supervisors Office with Chairperson Tom Harper, and board members Carol Schlueter, Virginia Cooper, and Brad Akers present, Martha Peterson was absent, to discuss the following:

Zoning Agenda Item #01. Vir-Jo Farms, Inc., Record Owners request approval of the combined preliminary/final plat of the proposed one-lot agricultural subdivision, Vir-Jo Farms First Addition, Lot 1, containing approximately 4.04 acres. This proposed agricultural subdivision is located in Cedar Township in the NW¹/₄ of Section 12-T76N-R4W, South of 231st Street, West of Cranston Road, parent parcel containing approximately 56.5 acres and is zoned A-1 Agricultural District.

Others in attendance for this meeting: John Eichelberger, Jerry Dieckman and Roberta Dieckman.

Mr. Eichelberger explained to the Zoning Commission that Vir-Jo Farms is now owned by his sister, Jean Eichelberger, his brother, Doug Eichelberger, and himself and it is being dissolved and properties are being split. Ms. Eichelberger would like the 4.04 acres that is East and adjacent to her nephew's dwelling (Douglas S. Byrket) and property located at 1508 231st Street, Letts, Iowa. Ms. Eichelberger stated that Mr. Byrket and his children are interested in animal programs in their schools and they would like to utilize the extended property. Access to the proposed Lot 1 would be via a 20' platted easement across the parcel to the west located at 1508 231st Street.

Mr. Jerry Dieckman and Ms. Roberta Dieckman had a few questions concerning this proposed agricultural subdivision. The Dieckman's live at 2332 Cranston Road, which is over 1,000 feet from this proposed split off. They were questioning the fence laws, the board and Mr. Eichelberger explained to them that the fence law would not apply to this property since it is not adjacent. They also asked about allowing residences on this property. Eric Furnas explained that this property is zoned A-1 Agricultural District and the land use restrictions would limit the development potential of the property. Mr. Furnas explained that due to the fact that there are four dwellings within 1,000 feet, that it would be very unlikely that the Board of Adjustment would allow a Special Use Permit for a residence to be built. Mr. Furnas also stated that a farm exemption to approve a residence on this property would be unlikely due to the small acreage.

After the discussion, Virginia Cooper made a motion to recommend to the Board of Supervisors approval of this proposed combined preliminary/final plat of the proposed one-lot agricultural subdivision, Vir-Jo Farms First Addition, containing approximately 4.04 acres. Carol Schlueter seconded the motion. VOTE: 4-0 (Peterson absent)

MUSCATINE COUNTY ZONING COMMISSION

By Eric S. Furnas, Planning, Zoning & Environmental Administrator