

The Muscatine County Zoning Commission met in the Board of Supervisors Office on Friday, April 7, 2023 at 9:30 a.m.

Present: Tom Harper (Chairperson), Brad Akers (Vice Chairperson), Carol Schlueter

Absent: Virginia Cooper, Martha Peterson,

Staff Present: Eric Furnas, Dixie Seitz

Others present for this meeting included: LaVerne Schumann, Gary Whitacre, Humberto Vazquez

- Tom Harper read the Mission Statement.
- Approval of the March 10, 2023 meeting minutes. A motion was made by Carol Schlueter to approve the March 2023 minutes and was seconded by Brad Akers.
 - Aye's: Tom Harper, Brad Akers, Carol Schlueter
 - Opposed: None
 - Motion Approved.

- Agenda Item #01
 - LaVerne Schumann, owner of Wildlife Estates, made a statement to support his request for approval to replat Lots 20,21, and 22 of Wildlife Estates.
 - This was followed by a questions and comments session.
 - Mr. Schumann informed everyone that they have installed a second well and a generator station on Lot 21 since the last survey. There is someone currently interested in purchasing lot 20. They own the neighboring lot 19.
 - Eric Furnas noted that lots 20, 21, and 22 were replatted in 2012. They were replatted from three lots into 20a and 21. This request would return the lots to how they were platted originally in 2008. With the exception of the well and generator station.
 - The well that was added to Lot 21 will be able to serve multiple lots.
 - A motion was made by Carol Schlueter to recommend to the Board of Supervisors the replat of lots 20,21, and 22 of Wildlife Estates, returning them to the original platting and seconded by Brad Akers.
 - Aye's: Tom Harper, Brad Akers, Carol Schlueter
 - Opposed: None
 - Motion approved

- Agenda Item #02
 - Eric Furnas reminded the present members that the previous month a public hearing was held to discuss the concept of local meat lockers and butcher shops being added as Special Permitted Uses.
 - The board had recommended a couple of changes at the last meeting.
 - Establishing a minimum of 750 ft with a recommended 1,250 ft separation distance from any house, with the exception of the person running the locker.
 - A requirement to locate on paved roads. Eric Furnas noted that the County Engineer did recommend to set this as an requirement.
 - The changes would:
 - Amend Article 1, Section 3 of the Zoning Ordinance by adding the definition of local meat lockers and butcher shops.
 - Amend Section 3 of the A-1 Agricultural District by adding 3.31 local meat lockers and butcher shops as a Special Permitted Use in the A-1 Agricultural District.
 - The following would also be required:
 - Maximum for Animal Units.
 - Proper licensing displayed on premises.
 - Solid waste and byproducts must be contained and disposed of according to state and federal laws.
 - Solid waste, waste water, and animal byproduct should be stored in sealed containers or enclosed in a building to prevent site smells and the attraction of vermin and scavengers.
 - Adequate parking and vehicle turn around space so that there will be no requirement for trucks or trailers to have to back onto or off of the public roadway.
 - Animal staging areas that are constructed or shielded in a way that does not allow for the viewing of animals being staged or slaughtered from the public roadway.
 - Staging areas would need to be constructed in a manor or with materials that would contain manure.
 - Commission members stated that they do not agree with including the requirement to locate on a paved road.

- A motion was made by Carol Schlueter to approve the amendment to Article 1, Section 3 of the Zoning Ordinance and Section 3 of the A-1 Agricultural District for the inclusion of local meat lockers and butcher shops using the proposed criteria, with the removal of the requirement for them to be located on a paved road and seconded by Brad Akers.
 - Aye's: Tom Harper, Brad Akers, Carol Schlueter
 - Opposed: None
 - Motion approved