

The Muscatine County Zoning Commission met in the Board of Supervisors Office on Friday, July 8, 2022, with Chairperson Tom Harper and board members Carol Schlueter and Virginia Cooper present, Martha Peterson and Brad Akers were absent. Eric S. Furnas, Planning, Zoning & Environmental Administrator and Dixie Seitz, Office Administrator were also in attendance.

Others present for this hearing: Nancy Stockwell and William T. McCullough.

Tom Harper: I will open this public meeting of the Muscatine County Zoning Commission 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. We received the minutes from the last meeting. If there are no changes or corrections, can I get a motion to approve as read?

Carol Schlueter: Motion to approve the minutes as read.

Tom Harper: Is there a second?

Virginia Cooper: Second.

Tom Harper: All those in favor of approving the minutes as read please say Aye (3) Opposed (0) Absent (Peterson & Akers). The motion is approved. Okay, we have two members absent today, but we do have a quorum. All members would need to vote for it in order to pass. You have the option of either continuing today or you may ask us to table this request right up until the time we vote. Would you like to go ahead with it today?

Nancy Stockwell: Yes.

Tom Harper: Okay, Eric would you read the request?

Eric Furnas: Zoning Agenda Item #01. Nancy Stockwell, Record Owner, requests approval of the proposed preliminary & final plat of the one lot agricultural subdivision, Siebke Subdivision, in order to split off and sell the existing one family dwelling with approximately 7.36 acres. This property is located at 3792 110<sup>th</sup> Street, in Fulton Township, South of 110<sup>th</sup> Street, in the NE¼ of Sec. 10-T78N-R1E, containing approximately 41.78 acres and is zoned A-1 Agricultural District.

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

William McCullough: I am attorney William McCullough and I am Nancy Stockwell's attorney. Nancy is the owner of the farm near Stockton. What she is wanting to do is to split off 7.36 acres from her farm. That would put the house and outbuildings in that seven acres. Then the farmland would be separated from the home. The part that is going to be split off, the farm tenant has expressed an interest in purchasing the farm ground. So since the property had been split previously, a subdivision plat was required.

Tom Harper: So according to this plat this driveway is going to be retained with part of the lot for the home and outbuildings?

William McCullough: Yes.

Tom Harper: So it won't be an easement?

William McCullough: No.

Tom Harper: Okay, Eric what are your thoughts on this?

Eric Furnas: Well by now you are getting familiar with the ag subdivisions. The property would remain zoned A-1 Agricultural District. This is a flag lot, which means that the dwelling is at the end of a long thin road and doesn't have the required frontage along the road. A flag lot can be allowed for an existing dwelling. It allows for it to be split off without having to go into the farm ground and picking up additional frontage.

Tom Harper: So that 30 foot for a driveway pretty much meets the standards for emergency vehicles and that?

Eric Furnas: Well there really is no standards for an agricultural subdivision. The code doesn't require a minimum or a maximum to qualify as a flag lot, but 30 foot is very typical.

Virginia Cooper: That doesn't match this.

Eric Furnas: Yeah it's a little deceiving since it's not really to scale. If you look at the actual measurement of that lane, along both sides it does say 1,221 feet. It's kind of funny to see a plat not to scale. But I'm sure it was so that they could get it to fit all on one page.

William McCullough: Yes, that's correct.

Virginia Cooper: Okay, so then the front of the lot is owned by Schnack and then the other side is owned by...

Eric Furnas: I believe that that is all Stockwell property.

Carol Schlueter: No, she has some in front too, it's on the west side. Terry Schnack owns in front on the east side.

Eric Furnas: Oh yes, you are correct.

Tom Harper: So with the split of the house, the outbuildings will be with the house also?

Nancy Stockwell: Yes.

Tom Harper: And then the farmland will be tentatively sold to the farm hand?

William McCullough: Yes.

Carol Schlueter: Okay, so the lane that is going to the north, is it the same that is what is there now or is it going to be wider? So will the lane take a little more farm ground than what is there now?

William McCullough: Not really any change, it's just going to be the existing driveway.

Carol Schlueter: Okay.

Tom Harper: Any other discussion or questions? Eric did you have anything further?

Eric Furnas: No.

Tom Harper: Okay, if there are no other questions or comments, I will entertain a motion by a board member.

Virginia Cooper: I will make a motion to recommend to the Board of Supervisors approval of this preliminary & final plat of the proposed one lot agricultural subdivision Siebke Subdivision.

Tom Harper: Is there a second?

Carol Schlueter: Second.

Tom Harper: A motion has been made and seconded to recommend to the Board of Supervisors approval of this preliminary & final plat of the proposed one lot agricultural subdivision Siebke Subdivision. All those in favor of the motion please say Aye (3) Opposed (0) Absent (Peterson & Akers). The motion has passed. This will now go onto the Board of Supervisors. You will receive that information from Eric Furnas's office.

William McCullough: Thank you.

Nancy Stockwell: Thank you.

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