

**MINUTES OF THE CLAYTON COUNTY
PLANNING AND ZONING COMMISSION MEETING
April 9, 2019**

Members Present: Mike Finnegan, Rebecca Spielbauer, Bruce Kann, Kari Friedlein, Roland Clinton, Mike Tucker, Doug Puffett, Elise Bergan, Doug Reimer, Mary Klink, and Allan Troester

Others Present: Patti Ruff, Gary Willman, Wayne & Carol Sedlmayr, Bob & Bonnie Tyler, Jeff Tipton, Chuck Hemann, Bret Kivell, Bob Waterhouse

The following items were considered on the Agenda:

1. Call to Order

The Clayton County Planning and Zoning Commission meeting on April 9, 2019 was called to order at 7:00pm by Chairperson Allan Troester.

2. Approval of Minutes

The minutes from the March 12, 2019, meeting were approved. Motion was made by Mike F. and 2nd by Roland C.

3. Public Hearing on MICHKARE Subdivision – Tabled from Previous Meeting

Applicant: Karen Bird & Chris Zearley – Gary Willman Representative
Preliminary Plat for MICHKARE Subdivision of part of Lot Seventeen (17), part of Lot Eighteen (18), and part of Lot Nineteen (19); all of Zearley Subdivision in Government Lot One (1) in Section Five (5), Township Ninety-Two (92) North, Range Two (2) West of the Fifth Principal Meridian, Clayton County, Iowa.

Gary Willman presented follow-up information on utility easements, a covenant concerning development of the subdivision lots, and potential easement agreement of Abel Drive. Gary pointed out our zoning regulations for the County will also restrict what is built on the proposed lots.

Discussion was held with members of the public, Chuck Hemann, and Gary Willman over the Abel Drive easement agreement drawn up in 1996 and recorded in 2013. There is differing of opinion whether or not that easement will suffice for the proposed MICHKARE Subdivision.

Roland C made a motion to approve the MICHKARE subdivision as proposed. Doug P. 2nd that motion. Discussion ensued between Commission members.

Patti voiced her concerns, from the subdivision ordinance standpoint, of having access via road/street for the subdivision. The issue is complicated with the Island Association owning the street and the subdivision being autonomous of the Association needing a road/street to access their lots.

Doug Reimer made a motion to amend the motion of approval contingent upon a written easement agreement between Abel Island Assoc. and the Zearley's. Bruce K. 2nd the motion to amend. Further discussion was held.

Vote was held to amend the original motion. Motion to amend passed 9-2. Vote was then held on the amended approval of the MICHKARE Subdivision. Amended motion passed 10-1.

Doug P. made a motion to adjourn with Mary F. 2nd.

Adjourned at 8:05pm.