



City of Muscatine

PLANNING AND ZONING COMMISSION

Tuesday, January 10, 2023

5:30 p.m. - City Hall Council Chambers 215 Sycamore St Muscatine, IA

To participate electronically in this meeting use the following link:

<https://meet.goto.com/724591949> or

dial **(312) 757-3121** and use access code **724-591-949**

AGENDA

1. CALL TO ORDER/ROLL CALL

2. MISSION STATEMENT

3. APPROVAL OF MINUTES

A. September 13, 2022

4. DEVELOPMENT PLAN

A. Menard, Inc. has submitted a development plan to change the land use on a 4.46-acre parcel that adjoins the existing Menards that is located at 3408 North Highway 61. The proposed change would allow for the construction of a 366 unit self-storage facility. This property is located in the S-3 district, the S-3 district allows for any use permitted in any residential zoning district or in the M-1 Light Industrial zoning district, subject to the approval by the Planning and Zoning Commission of a development plan that details the specific layout and uses of the subject property.

5. ELECTION OF OFFICERS

6. ADJOURNMENT

MINUTES
September 13, 2022 – 5:30 p.m.
Planning and Zoning Commission
Muscatine City Hall
City Council Chambers
Online GoToMeeting

Present: Jodi Hansen, Andrew Anderson, Kayla Bendorf, Sharon Froelich, and Steve Nienhaus

Excused: Mark Seaman and Robert McFadden

Staff: Andrew Fangman, Assistant Community Development Director, Community Development
April Limburg, Planner, Community Development

Chairperson Jodi Hansen opened the meeting at 5:30 p.m. and read the mission statement.

Minutes:

Andrew Anderson motioned to approve the August 9, 2022 minutes; seconded by Kayla Bendorf. All ayes, motion carried.

PZS – 1- 2022 – Curry Acres 9 Lot Subdivision: Jason Curry has filed a combined preliminary/final plat Curry Acres Subdivision consists of 11.34 acres to be divided into a nine-lot subdivision located at 2147 Highway 61. The subject area is zoned R-2 Residential. The proposed subdivision is located in unincorporated Muscatine County, but falls within the two-mile limit requiring review and approval of the City of Muscatine. Mr. Curry would like to divided the 11.34 acres into nine lots to build eight single homes consisting of 3 bedrooms and 2 bathrooms roughly 1,400 sf in size.

Mike Riggan a resident located at 2144 Highway 61 was in attendance to address concerns he had with the entrance of the subdivision being off Highway 61 and not having a proposed turning lane. Mr. Riggan discussed the matter with the Mr. Furnas, Planning, Zoning & Environmental Administrator with Muscatine County. Per Mr. Curry, the Iowa Department of Transportation (IDOT) has approved the subdivision entrance off of Highway 61. The Commission thought the subdivision was a great idea and were not against it but also had concerns with safety regarding Highway 61 and wanted to see the approval from the IDOT. Mr. Curry didn't have the approval with him. Mr. Fangman went over the subdivision process regarding parcels within the two-mile area along with the Counties process. IDOT has to approve any and all access of a State Highway. Ms. Hansen would like all the documents moving forward concerning subdivisions in the two-mile area. Mr. Anderson made a motion to recommend the approval the subdivision and recommend the City Council review the approval from IDOT regarding the entrance to the subdivision off Highway 61 due to safety concerns that were brought before the Planning and Zoning Commission; seconded by Ms. Bendorf. All ayes, motion carried.

PZS – 2 – 2002 – MCSD Central Kitchen Subdivision: The Muscatine Community School District has filed a combined preliminary/final plat that would allow for the school district to purchase 2.5 acres of the property that is currently part of the Muscatine Agricultural Learning Center Property. The school district is proposing the construction of a central production kitchen, at which meals would be prepared for all district facilities, at this location. Mr. Fangman advised the Commission at the August meeting concerning the Central Kitchen development plan, the preliminary/final plat was not available. David Stark a resident located at 3004 Lucas St was in attendance as he was curious about where the building was going to be located. Ms. Bendorf made a motion to approve the preliminary/final plat for the MCSD central kitchen subdivision; seconded by Ms. Froelich. All ayes, motion carried.

Meeting adjourned at 6:15 p.m.

ATTEST:

Jodi Hansen, Chairperson
Planning and Zoning Commission

Respectfully Submitted,

Andrew Fangman, Secretary
Assistant Community Development Director



COMMUNITY DEVELOPMENT DEPARTMENT

City Hall - 215 Sycamore St
Muscatine, IA 52761-3840
(563) 262-4141
Fax (563) 262-4142

Planning • Zoning • Building Safety • Construction Inspection Services • Public Health • Housing Inspections • Code Enforcement

MEMORANDUM

To: Planning and Zoning Commission
From: Andrew Fangman, Assistant Community Development Director
Date: January 10, 2023
Re: Development Plan for Outlot B of the Menards Commercial Addition

INTRODUCTION: Menard Inc, has submitted a development plan to change the land use a 4.46-acre parcel that adjoins the existing Menards that is located at 3408 North Highway 61 (Outlot B of the Menards Commercial Addition) as is required by Section 10-18-4 of City Code for any change of use in the S-3 Zoning District.

BACKGROUND: Menard, Inc. is proposing a self-storage facility consisting of 366 storage units. The exterior of the buildings would act as security and screening from the outside. Access for this facility would come from the interior of the existing Menards parking lot. This proposed use is permitted within the S-3 district.

This property is located in the S-3 zoning district, the S-3 district allows for any use permitted in any residential zoning district or in the M-1 Light Industrial Zoning District, subject to the approval by the Planning and Zoning Commission of a development plan that details the specific layout and uses of the subject property. The submitted development plan is attached to this memo.

RECOMMENDATION/RATIONALE:

Staff recommends approval of the proposed development. The proposed development plan is supported by the City of Muscatine Comprehensive Plan, and is compatible and complimentary to surrounding land uses.

The Future Land Use Plan, a component of the Comprehensive Plan, envisions the eventually extension of Palms Drive to an intersection with Cedar Street. The Plan calls for commercial land use on both sides of Palms Drive at the Mulberry Avenue intersection, with a quick transition to multi-family dwellings on the southside of Palms Drive, moving south and west. The proposed development plan will help implement this vision.

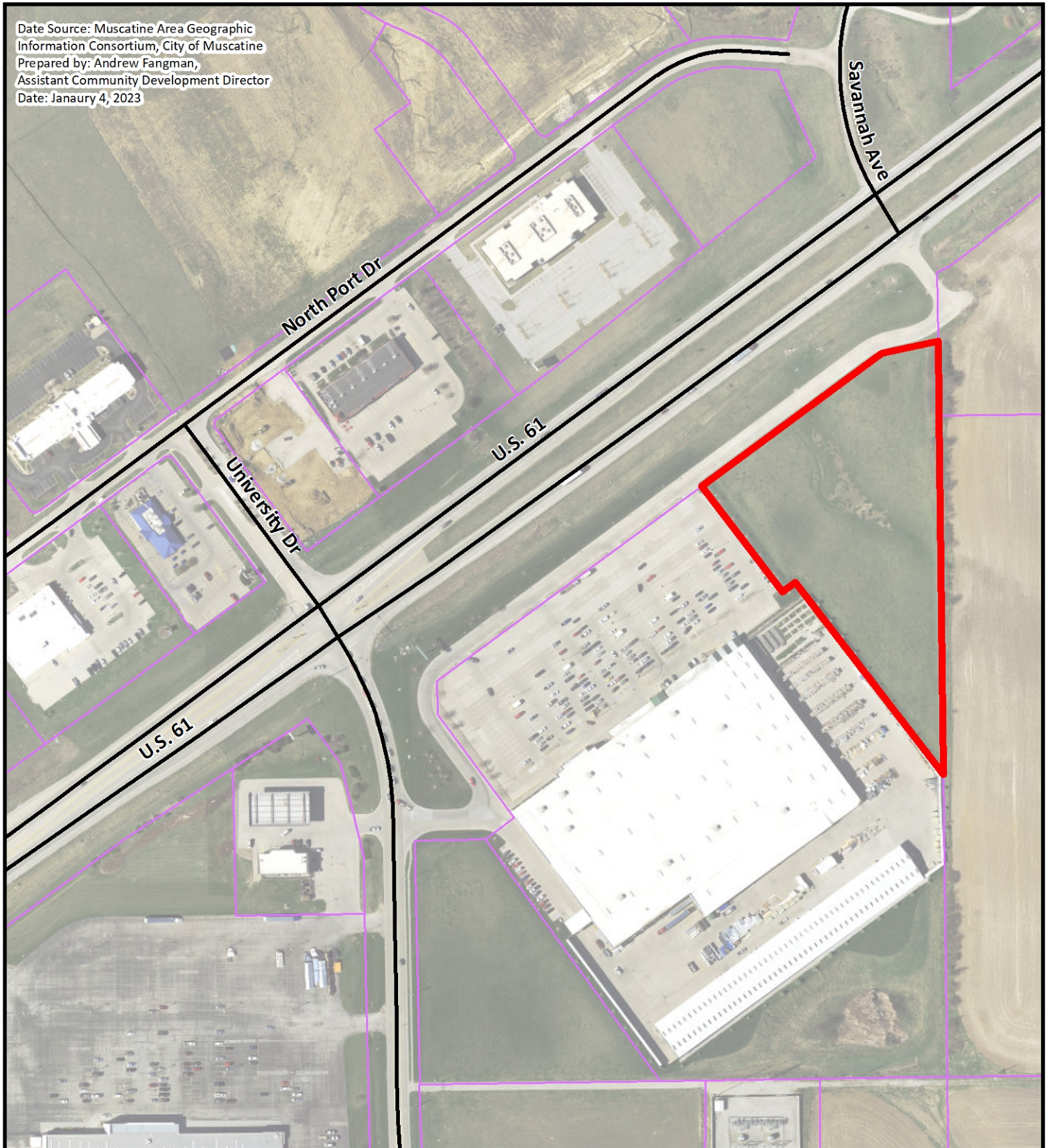
BACKUP INFORMATION:

1. Site Map
2. Development Plan
3. Renderings of Proposed Facility
4. Letter of Application



Development Plan - Outlot B of Menards Commercial Addition

Date Source: Muscatine Area Geographic
Information Consortium, City of Muscatine
Prepared by: Andrew Fangman,
Assistant Community Development Director
Date: January 4, 2023



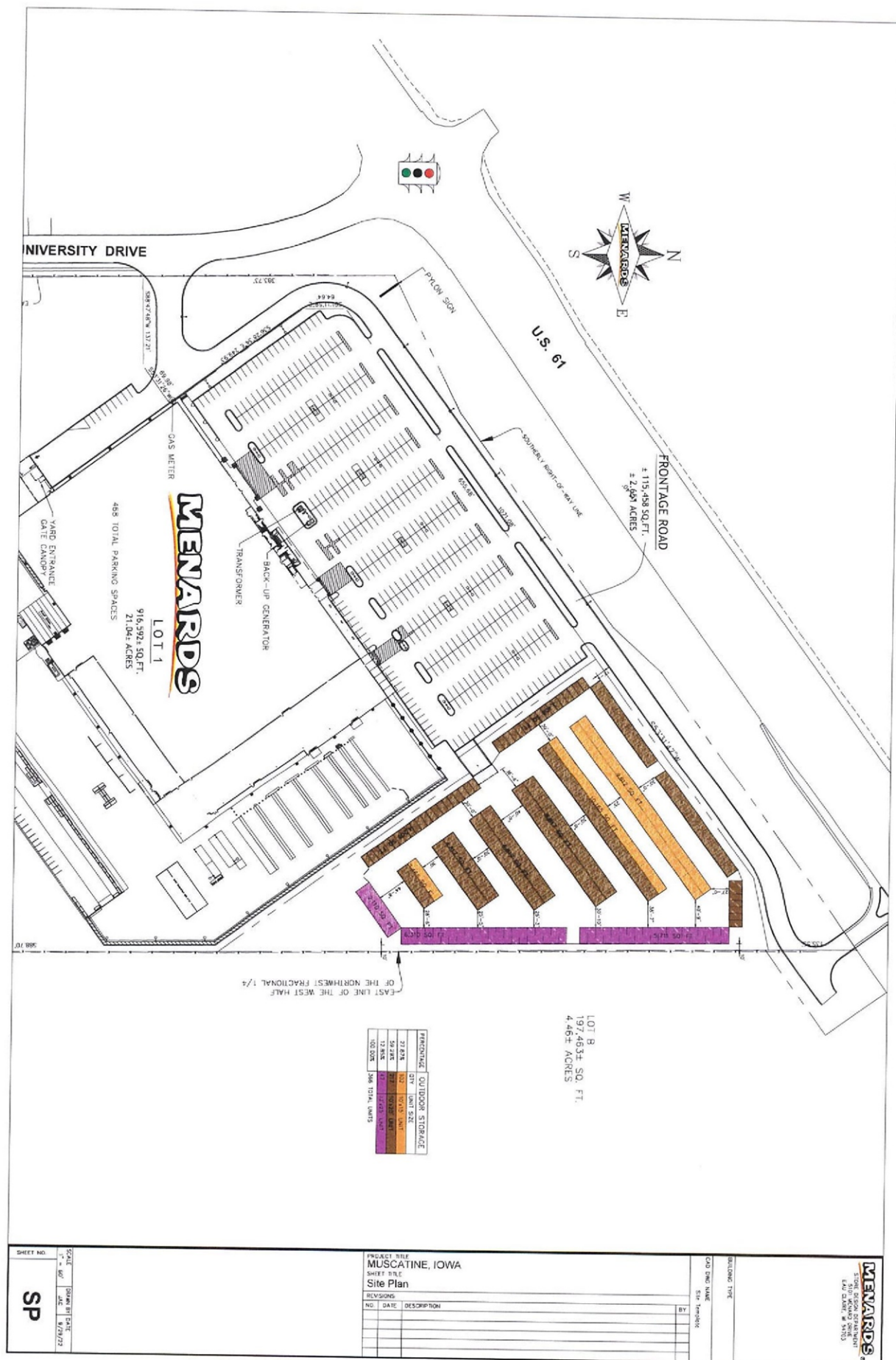
Subject Parcel



Parcel Lines

0 100 200 400 Feet









December 5, 2022

RE: Menards Self Storage Development

Dear Mr. Fangman,

Menard, Inc. is submitting materials for a new business in Muscatine on land already owned by Menards. Menards has owned the land east of the retail store since it was opened in 2007. That lot is an odd shape and has never been desirable for commercial development. Rather than let that property sit vacant forever Menards would like to add a Menards Self Storage facility on the lot. Self storage is a business Menards has been in for many years and typically these facilities are built next to the retail store and run by the same people. This project would give that property a purpose and help serve the community as storage space is always in high demand.

Menards builds the storage facilities a little different than everyone else and constructs the facility a lot like the lumber yard behind the Menards retail store. The exterior of the buildings acts as the security and screening from the outside. Included in this application are photos of the exterior and the interior of the storage facility. All of the doors, lights, and storage takes place inside the facility and screened from public view. These storage units are all enclosed with a roof and garage door but they are not heated units.

The access for the facility would come from the interior of the Menards parking lot and the same gate structure used on the retail store will be used for the storage building. A key code is required to gain access to the facility. The key code provides 24hr access for tenants and the facility manager works at the retail store and is available 8-5 M-F. The storage facility generates only a few trips each day and there will not be any impact on the Menards parking lot or surrounding roadways. Menards uses the same premium pro-rib steel that is used on the Menards store building. The colors of the storage facility are gray and red to separate the retail business from the storage business and not cause any confusion.

This investment will allow Menards to create a second business on land we already own as a compliment to the already thriving retail store business. Storage is in high demand and Menards is excited to work with the city on the next steps of this project. If you have any questions or comments on the project, please let me know. Thank you.

Sincerely,
Menard, Inc.

A handwritten signature in black ink, appearing to read "Tyler Edwards".

Tyler Edwards
Real Estate Representative
Menard, Inc. 5101 Menard Drive Eau Claire, WI 54703
O: 715.876.2143 C: 715.579.6699 tedwards@menard-inc.com