

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:

Respectfully Submitted,

Jodi Hansen, Chairperson
Planning and Zoning Commission

Andrew Fangman, Secretary
Assistant Community Development Director