

MINUTES
January 10, 2023 – 5:30 p.m.
Planning and Zoning Commission
Muscatine City Hall
City Council Chambers
Online GoToMeeting

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

Excused: Robert McFadden

Staff: Andrew Fangman, Assistant Community Development Director, Community Development
Christa Bailey, Office Coordinator, Community Development
April Limburg, Planner, Community Development

Chairperson Jodi Hansen opened the meeting at 5:38 p.m. and read the mission statement.

Minutes:

Steve Nienhaus motioned to approve the September 13, 2022 minutes; seconded by Andrew Anderson. All ayes, motion carried.

Development Plan:

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.

Nick Brenner, 5101 Menards Dr Eau Claire, WI, a Real Estate Representative for Menard, Inc. was present to discuss the development plan request. Mr. Brenner shared that Menard, Inc. recently started operating storage unit facilities with just over half a dozen currently in operation. Menard, Inc. wants to increase the number of storage unit facilities without purchasing more land so they looked through their excess lots of land they have listed for sale to identify lots that have not sold in a long time as possible sites and the lot next to the Muscatine Menards fits this criterion. Mr. Brenner explained the storage unit facilities operated and managed in conjunction with the Menards store so the storage unit facilities are held to the same high standards as the store. Mr. Brenner also stated the storage unit facilities are fully enclosed and accessed through a secured gate with a pin number, so only people with a unit will be able to access the area.

Jodi Hansen questioned exactly how many storage unit facilities Menard, Inc. operates and how are they going. Mr. Brenner stated there are 8 in operation currently, which are all at almost 100 percent capacity, with another 8 under construction and Menard, Inc. is looking to operate an additional 20.

Mark Seaman inquired about the construction timeline. Mr. Brenner explained that the construction would be done as soon as possible if approved.

Sharon Froelich queried whether access to the storage unit facility would be available at any time or if it would be limited to the same hours as the store. Mr. Brenner stated access could be obtained at any time with a pin number but management personnel would only be available during store hours.

Jodi Hansen checked if Andrew Fangman had been contacted by the neighboring properties with concerns or comments, to which Mr. Fangman answered he was not contacted by any neighbors. Mr. Fangman added that approval is recommended by staff as the proposed development plan is supported by the Comprehensive Plan and it is compatible and complimentary to the surrounding land uses.

Mark Seaman motioned to approve the Development Plan; seconded by Kayla Bendorf. All ayes, motion carried.

Election of Officers:

No action was taken on this agenda item as it was not needed because the Election of Officers was completed at the August 9, 2022 meeting and was placed on this agenda in error.

Meeting adjourned at 5:51 p.m.

ATTEST:

Jodi Hansen, Chairperson
Planning and Zoning Commission

Respectfully Submitted,

Andrew Fangman, Secretary
Assistant Community Development Director