

MINUTES
September 12, 2023 – 5:30 p.m.
Planning and Zoning Commission
Muscatine City Hall
City Council Chambers
Online GoToMeeting

Present: Andrew Anderson, Kayla Bendorf, Jodi Hansen, Kent Jurgensen and Mark Seaman

Excused: Sharon Froelich and Steve Nienhaus

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 5:30 p.m. and read the mission statement.

Subdivisions:

PZS-1-2023 • PMP 1st Addition • 2 Lot • 1.28 Acres • 3494 Mulberry Ave.

A representative from PMP Holdings LLC was not present so Andrew Fangman explained the proposed subdivision on their behalf, stating the lot is bigger than what PMP Holdings needs and they've found a buyer for the vacant portion. Mr. Fangman declared that staff recommends approval of the subdivision.

Kayla Bendorf questioned how the new lot will be accessed, to which Mr. Fangman responded the IDOT will not allow access from Highway 61 but it can be accessed by private roadway from Mulberry Ave.

Andrew Anderson inquired if PMP Holdings LLC had shared on the buyer or the buyer's intended use for the lot. Mr. Fangman shared he did not have any knowledge of that but if the intended use is against the allow uses per the zoning the buyer will have to come before the Commission.

Jodi Hansen asked if anyone had contacted the City with concerns for this proposed subdivision and Mr. Fangman stated he was not contacted with any feedback or concerns.

Andrew Anderson motioned to approved the subdivision; seconded by Mark Seaman. All ayes, motion carried.

Meeting adjourned at 5:37 p.m.

ATTEST:

Respectfully Submitted,

Jodi Hansen, Chairperson
Planning and Zoning Commission

Andrew Fangman, Secretary
Assistant Community Development Director