

**MINUTES**  
**July 9, 2024 – 5:30 p.m.**  
**Planning and Zoning Commission**  
**Muscatine City Hall**  
**City Council Chambers**

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

**Excused:**

**Staff:** Andrew Fangman, Assistant Community Development Director, Community Development  
April Limburg, City Planner, Community Development  
Christa Bailey, Office Manager, Community Development

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

**Minutes:**

Steve Nienhaus motioned to approve the June 11, 2024 minutes; seconded by Kayla Bendorf. All ayes, motion carried.

**Rezoning:**

**5.6 acres at the Southeast Corner of Hershey Avenue and Green Street, M-1 Light Industrial and C-1 Neighborhood & General Commercial to C-2 Central Commercial.**

Merge LLC proposes to acquire and develop a mixed-use project on this 4.9-acre city-owned site. The initial phase will involve constructing a five-story, 56-unit mixed-use building on proposed Lot 1. An additional similar mixed-use building is planned for Lot 2 at a later date. The current zoning of the area prohibits this type of development, so a rezoning to C-2 is necessary.

Andrew Fangman clarified that the agenda/memo is incorrect as the initial building is to be constructed on Lot 2 and the future building will be on Lot 1. Mr. Fangman stated that the City acquired and cleared this property with the intention for it to be redeveloped so in 2019 the City started requesting for proposals from developers. Merge LLC's proposal was selected so the City has been working with Merge LLC and their proposal requires the property to be rezoned and subdivided.

Steve Nienhaus questioned if all of the ground has all been cleared for construction and if Merge LLC is aware of the previous lumbermill. Mr. Fangman shared that Phase 1 and Phase 2 Environmental Assessments have been conducted and Merge LLC is aware of the lumbermill but the proposed buildings on the lots are in areas that are not in an environmental covenant.

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

**Subdivision:**

**Carver Corner Subdivision – 5 lots at the Southeast Corner of Hershey Avenue and Green Street.**

The City of Muscatine has submitted a preliminary/final plat. This plat will redraw the property lines within the subject area to accommodate the redevelopment and the upcoming realignment of the Hershey Avenue/Green Street Intersection.

- Lot 1 will house the initial mixed-use building.
- Lot 2 will be designated for the future mixed-use buildings.
- Lot A will be dedicated as right-of-way for the construction of a roundabout.
- The proposed outlots will be quitclaimed to the railroad.

Andrew Fangman reiterated Lot 2 will house the initial building and the future building will be on Lot 1. Mr. Fangman added the two proposed outlots were included in the deed even though that land is probably supposed to be owned by the railroad so for Merge LLC to not have a clouded deed the two outlots need to be subdivided and then quitclaimed to the railroad.

Andrew Anderson motioned to approve the subdivision; seconded by Kent Jurgensen. All ayes, motion carried.

**Election of Officers:**

Andrew Anderson nominated Jodi Hansen for chairperson; seconded by Steve Nienhaus. All ayes, motion carried.

Mark Seaman nominated Andrew Anderson for vice chairperson, seconded by Kent Jurgensen. All ayes, motioned carried.

Meeting adjourned at 5:43 p.m.

ATTEST:

Respectfully Submitted,

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Jodi Hansen, Chairperson  
Planning and Zoning Commission

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Andrew Fangman, Secretary  
Assistant Community Development Director