

MINUTES
October 8, 2024 – 5:30 p.m.
Planning and Zoning Commission
Muscatine City Hall
City Council Chambers

Present: Kayla Bendorf, Sharon Froelich, Jodi Hansen, and Kent Jurgersen

Unexcused:

Excused: Andrew Anderson, Mark Seaman, and Steve Nienhaus

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

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

Minutes:

Kayla Bendorf motioned to approve the September 8, 2024 minutes; seconded by Sharon Froelich. All ayes, motion carried.

Subdivision:

Hale Street Addition – 5 lots at the east end of Hale St. (Unincorporated Muscatine County)

Brisk LLC has filed a combined preliminary/final plat to resubdivide 34 lots in the Kent Estates Chatham Addition, located at the end of Hale Street, into 2 residential lots and 3 out lots. The proposed subdivision is located in unincorporated Muscatine County but falls within the two-mile limit requiring City of Muscatine review and approval. The purpose of this subdivision is to create two new residential lots and transfer the out lots to adjacent property owners. Steve Kendell with Brisk, LLC gave a brief overview of the intended project for new homes to be constructed, transferring ownerships of an adjacent properties to the North of Out lot A and the Southwest of Out lot B, and Out lot C to the owner of Lot 23. Kayla Bendorf motioned to approve the Hale Street Addition; seconded by Sharon Froelich. . All ayes, motion carried.

707 E. 7th Street Subdivision – 2 lots at 707 E. 7th Street

Muscatine Housing Solutions LLC, the real estate entity of the Muscatine Center for Social Action (MCSA), has filed a combined preliminary/final plat for the 707 E. 7th Street Subdivision, which, if approved, would divide the existing parcel located at 707 E. 7th Street in half. The intent of the this proposed subdivision is to accommodate the construction of two new single-family homes. Ron Monahan with MSCA gave a brief overview of the project to subdivide the lot to place 2 single family resident homes on the location. The homes will be owner occupied when complete per the grant requirements to help revitalize the surrounding area and the community. Kent Jurgersen motion to approve the 707 E 7th St Subdivision; seconded by Sharon Froelich. All ayes, motion carried.

Meeting adjourned at 5:45 p.m.

ATTEST:

Respectfully Submitted,

Jodi Hansen, Chairperson
Planning and Zoning Commission

Andrew Fangman, Secretary
Assistant Community Development Director