

MINUTES
December 10, 2024 – 5:30 p.m.
Planning and Zoning Commission
Muscatine City Hall
City Council Chambers

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

Unexcused: Andrew Anderson

Excused: 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:

Mark Seaman motioned to approve the October 8, 2024 minutes; seconded by Sharon Froelich. All ayes, motion carried.

Rezoning:

3580 Mulberry Avenue • 5.56 Acres • R-1 Single-Family Residence to C-1 Neighborhood and General Commercial

ORA Orthopedics has submitted a request to rezone a 5.56-acre property located at 3580 Mulberry Avenue (the northwest corner of Mulberry Avenue and U.S. 61 Bypass) from R-1 Single-Family Residence to C-1 Neighborhood and General Commercial. ORA intends to develop a 21,200-square-foot medical clinic on this site and sell the unused portion of the property not needed for their project. Mike Janecek from Martin & Whitacre submitted the application on behalf of ORA and gave the Commission a brief overview of the project as it is in the beginning stages of development. Kent Jurgerson asked about the paving of the road in which it will be an asphalt overlay. Kent Jurgerson motioned to approve the zone change; seconded by Kayla Bendorff. Motion carried with four ayes and Jodi Hansen abstained.

Muscatine Community College Campus • 40.5 Acres • R-3 Single-Family Residence to C-1 Neighborhood and General Commercial

Muscatine Community College (MCC) has submitted a request to rezone a their 40.5-acre campus from R-3 Single-Family Residence to C-1 Neighborhood and General Commercial. MCC has two reasons for submitting this rezoning request.

☐ To convert the zoning status of the campus from legal non-conforming to conforming. MCC currently qualifies as a legal non-conforming use because it existed at this location prior to the establishment of the R-3 zoning district. Rezoning the campus to C-1 would make its current usage conform with its zoning.

☐ To allow for the development of a medical clinic. MCC has been approached about developing a medical clinic on the currently undeveloped southwest portion of its campus along Park Avenue. Corey Johnson with MCC gave an overview of the reason why the rezoning as well as selling a portion to be developed by a medical clinic. The facility will be open to the public as well as train and run medical operations for the community. Naomi DeWinter discussed more details about the Community Health Care (CHC) Clinic and the plans of building a facility with medical services to better serve our community. Jill and Dan Holler both support MCC and the need for more CHC clinics in the community but were worried about why the rezoning from residential to commercial, why this wasn't done before now, wanted to know the notification process as the letter didn't have a location on it, had concerns with property values declining with the zone change, increase traffic along with the width of the service road, and what the contract between MCC and the clinic will look like. Andrew Fangman addressed the rezoning questions and went over the process and procedures of notify adjacent property owners. The Commission discussed wanting to give everyone around MCC's property the opportunity to attend. They also discussed with Corey Johnson the reasoning behind sell the acreage to a clinic versus leasing the property. It was also requested to have a rendering of what the clinic may look like. Jodi Hansen made a motion to table the rezoning to the next scheduled meeting on January 14, 2025 to give members in the adjacent area time to be notified properly as well obtain a rendering of the future clinic; seconded by Mark Seaman. All ayes, motion carried.

John Jindrich wanted to know if other locations such as the vacant mal or other structures on town were taken into consideration before approaching MCC. He and several others love seeing the green space and would had to lose it. Andrew Fangman advised John, several properties were looked at before approaching MCC.

Meeting adjourned at 6:15 p.m.

ATTEST:

Jodi Hansen, Chairperson
Planning and Zoning Commission

Respectfully Submitted,

Andrew Fangman, Secretary
Assistant Community Development Director