

**MINUTES**  
**January 14, 2025 – 5:30 p.m.**  
**Planning and Zoning Commission**  
**Muscatine City Hall**  
**City Council Chambers**

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

**Unexcused:** Jodi Hansen

**Excused:**

**Staff:** Andrew Fangman, Senior City Planner, Community Development  
April Limburg, City Planner, Community Development

Vice Chairperson Andrew Anderson opened the meeting at 5:30 p.m. and Kayla Bendorf read the mission statement.

**Minutes:**

Sharon Froelich motioned to approve the December 10, 2024 minutes; seconded by Steve Nienhaus. All ayes, motion carried.

**Rezoning:**

**An approximately undeveloped 2.5-acre portion of the Muscatine Community College Campus, located at the southwest corner of the campus•R-3 Single-Family Residence to C-1 Neighborhood and General Commercial**

Muscatine Community College (MCC) has submitted a request to rezone an approximately undeveloped 2.5-acre portion of the Muscatine Community College Campus, located at the southwest corner of the campus from R-3 Single-Family Residence to C-1 Neighborhood and General Commercial. MCC intends to sell this portion of the campus to Community Health Care, Inc. (CHC). CHC plans to develop a 13,769-square-foot medical clinic on this site. This clinic will offer medical, behavioral health, and dental care, and will also include a pharmacy. Andrew Fangman gave a brief overview of the information given at the December meeting to caught everyone up. Tom Bowman from CHC (Community Health Care) discussed the reason to why CHC is wanting to be in the Muscatine area and has been working on the idea as well as with different medical facilities. The idea is to have all aspects of medical care under one roof to serve the community on a larger scale by being able to service everyone along with partnering with MCC for training. The CHC would like to be centrally located in the community with bus routes to make is easier for people to get the care needed. Naomi DeWinter with MCC agrees with the vision of CHC and working together with MCC to better the community as well as training for the students and staff. For a timeline, CHC is hoping to have a facility up and running a year from now. Jill Holler had concerns with the acreage being rezoned as it had changed from the December meeting, location of the facility and the ability to server those who can't afford the travel expenses. Mark Holler had concerns with the drainage and overall questions about the site plan itself. Dan Chatfield also had concerns with the appearance and future expansion. Jon Jinrich is in favor of the project but had questions as to why other locations were not looked at especially the mall. He also had concerns with the roads and creating an issue in the neighborhood, as well as the height requirements in C-1 zoning and the landscape requirements. Tom Bowman said CHC looked at several locations but would like to have a facility and site that was directly owned by CHC and not leased. The CHC Board of Directors wanted to build from the ground up and have funds in the budget to do so.

Andrew Fangman went over the next steps if the rezoning was approved including the site plan review process as there were several questions about drainage, location of the building, and so on.

Mark Seaman made a motion to approve the rezoning of the 2.5 acres from R-3 single family residence to C-1 Neighborhood and General Commercial; seconded by Kayla Bendorf. All ayes, motion carried.

**Zoning Ordinance Amendment**

An amendment to add, Chapter 17A, Title 10 of City Code Creating the Community Facility (CF) Zoning District. The current Zoning Ordinance does not have a specific zoning district primarily focused on community facility land uses. These non-commercial uses are primarily governmental or institutional in nature. This amendment to City Code would create a new zoning district specifically intended to accommodate community facility type land uses. Andrew Fangman went over the reasoning for the amendment. The Board discussed creating a new district and what other communities have done. Creating

this district would help make things easier with direct guidelines and not let certain areas fall into gaps. Kayla Bendorf addresses the comprehensive plan look at this several years ago. Andrew Fangman advised the intent was from the comprehensive plan but the verbiage is from the existing guideline standards in the current zoning code. Kent Jurgenson didn't agree with the communication tower as a permissive use.

Steve Nienhaus made motion to recommend staffs approval for the proposed amendment to City Code; Sharon Froelich second. Motion carried with 4 (four) ayes and 2 (two) nays.

Meeting adjourned at 6:40 p.m.

ATTEST:

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Jodi Hansen, Chairperson  
Planning and Zoning Commission

Respectfully Submitted,

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Andrew Fangman, Secretary  
Assistant Community Development Director