



## City of Muscatine Planning & Zoning Commission

### AGENDA

**Tuesday, March 11, 2025 – 5:30 p.m.**

**City Council Chambers, City Hall, 215 Sycamore St, Muscatine, Iowa**

#### **1. Roll Call**

#### **2. Mission Statement**

*"The Planning and Zoning Commission is a seven-member group of residents of the City who are appointed by the Mayor and City Council. We serve as non-professionals and without compensation. Our purpose is to advise the City Council on managing the growth of the City. This involves reviewing subdivisions, rezoning requests, the use of public property, and reports related to land use policy and long-range planning. Recognizing that our decisions will not satisfy everyone, we attempt to base our decisions on what is best for the long-term interest of the City. We ask your input, pro or con, on issues before us in order that we formulate the best decisions possible. Please take this opportunity to share your thoughts and concerns with us. Our recommendations are not taken lightly by the City Council, but the City Council, your elected representatives, make the final decisions on all issues."*

#### **3. Minutes**

Approval of minutes from the February 11, 2025 meeting

#### **4. Combined Preliminary/Final Plat- AUR Northland Subdivision**

AUR Northland LLC has submitted a combined preliminary/final plat for the AUR Northland Subdivision, a 3.26-acre, single-lot development. Site access, for the proposed modular data processing center, will be provided by an existing 33-foot access easement leading to Solomon Avenue. Despite its location in unincorporated Muscatine County, this subdivision is subject to City of Muscatine review and approval due to its proximity within the two-mile limit.

#### **5. Adjourn**

**MINUTES**  
**February 11, 2025 – 5:30 p.m.**  
**Planning and Zoning Commission**  
**Muscatine City Hall**  
**City Council Chambers**

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

**Unexcused:**

**Excused:** Mark Seaman and vacant position

**Staff:** Andrew Fangman, Senior City Planner, 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 January 14, 2024 minutes; seconded by Sharon Froelich. All ayes, motion carried.

**Right of Way Vacations:**

**A. PZVROW-1-2025 • Matthew Hanssen • 607 Van Buren St • (Portions of alley Right of Way adjoining 607 Van Buren Street)**

Mathew Hanssen is requesting that the portions of alley right of way that bisects his property at 607 Van Buren St, be vacated and ultimately conveyed to him as the adjoining property owner. His ultimate intent is to build a garage on a portion of the to be vacated alley right of way. Mathew current maintains the property and the City has no use for the property.

Andrew Anderson made a motion to approve the right of way vacation. Kayla Bendorf seconded; motion carried with all ayes.

**B. PZVROW-2-2025 • Heather Duwa • 1719 Pearlview Ct• (Undeveloped right of way adjoining 1719 Pearlview Ct)**

Heather Duwa and Mark Buttersworth are requesting that undeveloped and unused 10' wide strip of right of way adjoining the south property line of his property, being vacated and conveyed to them. This right of way was platted to allow for the construction of a walk path to the area immediately to the east of Pearlview Court. Subsequent development has removed the need for direct pedestrian access between Pearlview Court as this area. Heather would like to put a fence up to deter the school aged kids walking home to not walk through her property as there has been several issues over the years.

Kent Jurgersen made a motion to approve the right of way vacation. Kayle Bendorf seconded; motion carried with all ayes.

**Zoning Ordinance Amendment**

An amendment to City Code to promote residential infill by relaxing side-yard setback requirements for certain preexisting very narrow residential parcels. For qualifying parcels, this amendment would reduce the side-yard setback as needed to maintain a minimum buildable width of 20 feet, provided that the side-yard setback is not reduced to less than 5 feet.

Andrew Fangman went over the lot sizes and the reason behind wanting to make the change. The goal is to get rid of the infill lots which currently not buildable unless a variance is granted with the current setback requirements. The Commission discussed fire ratings, the other setback requirements, and how many infill lots that are available.

Andrew Fangman also discussed the Patterson books in which the City is working on which will have 3 house plans for a 30 ft lot, a 60 ft lot, and for a duplex.

Andrew Anderson made a motion to approve the zoning amendment. Sharon Froelich seconded; motion carried with all ayes.

Meeting adjourned at 6:10 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



## COMMUNITY DEVELOPMENT DEPARTMENT

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Fax (563) 262-4142

Planning • Zoning • Building Safety • Construction Inspection Services • Public Health • Housing Inspections • Code Enforcement

**To:** Planning and Zoning Commission  
**From:** Andrew Fangman, Senior Planner  
**Date:** March 11, 2025  
**Re:** Combined Preliminary/Final Plat- AUR Northland Subdivision

**INTRODUCTION:** A request has been filed for a combined preliminary/final plat for a 3.36 acre one-lot subdivision.

**BACKGROUND:** AUR Northland LLC has filed a combined preliminary/final plat for AUR Northland Subdivision a 3.26-acre one lot subdivision that with access from Solomon Avenue

The purpose of the proposed subdivision is for the development of a modular data processing center. The facility will utilize slab-on-grade construction and house essential infrastructure: data processing facilities, transformers, storage containers, and a work trailer. Electrical power will be provided by the adjoining Eastern Iowa REC electrical substation. Access to the site will be along an existing 33' access easement that connects to Solomon Avenue.

This proposed subdivision is located in unincorporated Muscatine County, but falls within the two-mile limit requiring City of Muscatine review and approval.

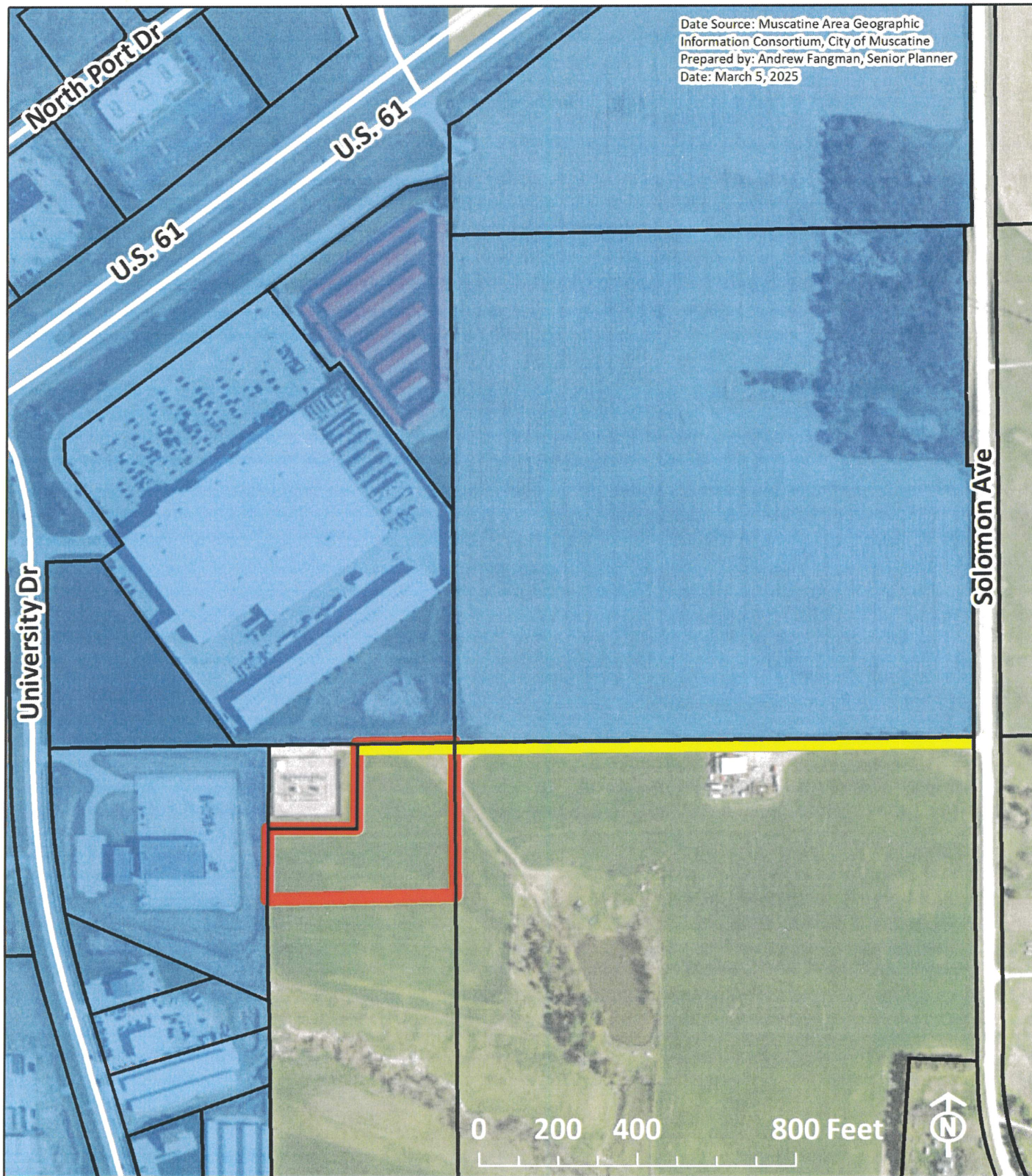
### **RECOMMENDATION/RATIONALE:**

Staff recommends approval of the proposed AUR Northland Subdivision. The proposed subdivision would not interfere with the orderly development of the City of Muscatine nor does it directly conflict with the adopted Comprehensive Plan. The proposed development will remain outside of City limits and not make use of City infrastructure or services.

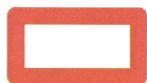
The physical appearance and impact of the proposed modular data center will be similar to the adjoining electrical substation.

### **BACKUP INFORMATION:**

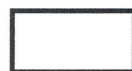
1. Map
2. Plat



## ***AUR Northland Subdivision***



Proposed Subdivision



Existing Parcel Lines



Existing 23' Wide Access Easement



City of Muscatine

