

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,

Jodi Hansen, Chairperson
Planning and Zoning Commission

Andrew Fangman, Secretary
Assistant Community Development Director