

MINUTES
May 13, 2025 – 5:30 p.m.
Planning and Zoning Commission
Muscatine City Hall
City Council Chambers

Present: Andrew Anderson, Kayla Bendorf, Sharon Froelich, Jodi Hansen, Kent Jurgensen and Mark Seaman

Unexcused:

Excused: Vacant position

Staff: Andrew Fangman, Senior City Planner, Community Development
April Limburg, City Planner, Community Development
Christa Bailey, Office Manager, Community Development

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

Minutes:

Andrew Anderson motioned to approve the March 11, 2025 minutes; seconded by Mark Seaman. All ayes, motion carried.

Subdivision:

506 Spring Street Subdivision – 2 lots at 506 Spring St

Ron Monahan with Muscatine Center for Social Action (MCSA), 312 Iowa Ave, was present to discuss the proposed subdivision. Mr. Monahan explained that MCSA plans to use the additional parcel to fulfill a grant from the Iowa Finance Authority which is allowing MCSA to take the savings from the six originally proposed houses to build a seventh house.

Kent Jurgensen questioned if the proposed house is the only type allowed by the grant. Mr. Monahan stated the house type is not mandated by the grant but they chose the house type to maximum the use of the parcels and because they already own the construction plans of the proposed houses. Andrew Fangman commented that the proposed split allows alley access for both lots and Mr. Monahan added that it also allows them to add concrete pads off the alley for parking.

Mark Seaman motioned to approve the subdivision; seconded by Kayla Bendorf. All ayes, motion carried.

Right of Way Vacation:

Sulzco LLC • Portions of alley Right of Way adjoining Parcel 1303456014

Zack Sulzberger with Sulzco LLC, 2909 172nd St, was present to discuss the proposed right of way vacation. Mr. Sulzberger explained that he purchased parcel 1303456014 which he is cleaning up to make it a level buildable site and plans to develop the lot for commercial, residential or recreational use but the parcel is split by the alley right of way.

Clint Church, 802 E 9th St, stated he owns the adjacent lot which the alley continues through so if the proposed alley closure is approved traffic may be pushed to the alley through his lot depending on the future use of Sulzco's lot. Mr. Church suggested to close the entire alley and vacate the right of way to the adjacent owners so they will not have to worry about Sulzco's future use. Kent Jurgensen commented that it would be possible to close the entire alley as if Sulzco needs access then a city street can be developed off of Roby Ave. Andrew Fangman added that the entire alley right of way could be vacated but the adjacent lot owners will also need to apply for the right of way vacation, to which Mr. Church stated they plan to do so.

Andrew Anderson motioned to approve the right of way vacation; seconded by Kayla Bendorf. All ayes, motion carried.

Meeting adjourned at 5:50 p.m.

ATTEST:

Jodi Hansen, Chairperson
Planning and Zoning Commission

Respectfully Submitted,

Andrew Fangman, Secretary
Assistant Community Development Director