

MINUTES
June 10, 2025 – 5:30 p.m.
Planning and Zoning Commission
Muscatine City Hall
City Council Chambers

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

Unexcused:

Excused: Mark Seaman and Vacant position

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 read the mission statement. Andrew Anderson also excused himself from voting on the Clarabeck rezoning and subdivision.

Minutes:

Kayla Bendorf motioned to approve the May 13, 2025 minutes; seconded by Sharon Froelich. All ayes, motion carried.

Andrew Anderson made a motion to amending the order of the agenda and to start with the right of way vacation first; seconded by Jodi Hansen. All ayes, motion carried.

Right of Way Vacation:

Clint Church • (Portions of alley Right of Way adjoining Parcel 1303456016 and 1303456012)

Clint Church is requesting the vacation of the portion of the alley right-of-way that bisects Parcels 1303456016 and 1303456012, located on Roby Ave. The intent is to vacate the undeveloped alley for continue use of the entire property. Clint Church 802 E 9th St, was present to discuss the proposed right of way vacation. Mr. Church explained, he would like to have complete access to both of his parcels and eventually build a fence.

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

Rezoning:

9.25-acre parcel located between the south end of Clarabeck Lane and the north end of Green Acres Drive – R-3 Residential to R-4 Residential (Hackett Development)

T&T Hackett Development Group LLC, seeks to rezone 9.25 acres to R-4 Residential to allow for a 28-lot subdivision. The proposed development requires this rezoning because 4 of the 28 lots fail to meet either the minimum lot size or frontage requirements of the current R-3 district, and an additional 9 lots do not meet the required street frontage standards. Mike Janecek, Martin Whitacre Surveyors & Engineers, Inc, present the zoning request and the reason behind the request. R-3 Residential Zoning District, which establishes a minimum lot size of 7,000 square feet and a minimum frontage of 60 feet along the street right-of-way. Within the proposed subdivision, 4 of the 28 lots do not meet either the minimum lot size or frontage standards of the R-3 district, and an additional 9 lots do not meet the required street frontage standards. Therefore, in order for the proposed development to proceed, a rezoning to R-4 Residential is necessary. The R-4 District allows for greater residential density on smaller lots, having a minimum lot size of 5,000 square feet and a requirement of 50 feet of street frontage. The homes will be owner occupied and there will be covenants as well as an HOA.

Subdivision:

Preliminary Plat – Hackett Development

T&T Hackett Development Group LLC Development Group LLC, has submitted a preliminary plat, for the Hackett Development subdivision, a 28-lot residential subdivision on a 9.25-acre parcel located between the south end of Clarabeck Lane and the north end of Green Acres Drive. The subdivision will include 18 zero-lot-line duplexes, with each unit situated on its own parcel and the property line dividing the common wall. The remaining 10 lots will be for detached, single-family homes.

Final Plat – Hackett Development, First Addition

T&T Hackett Development Group LLC has submitted a final plat for the nine northernmost lots of the Hackett Development's preliminary plat. This concurrent submittal allows construction on these lots to begin while the subdivision's infrastructure is still being built.

Andrew Anderson opened the floor for discussion and questions in regards to the rezoning of the property as well as the subdivision submittal.

Glen Sears – 1914 Green Acres, had concerns with Clarabeck Lane connecting with Green Acres being a new cut through, the bottle neck traffic may cause with parking on the streets, widening Green Acres and installing sidewalks, home property values and taxes, and wanting to look at a different way to enter and exit the new development.

Leo Shampu – 2606 Cedar St, had concerns questions about the reason behind the rezoning

Bill Schoening – 2115 West Bay, had concerns with the increase in traffic and suggesting making Clarabeck a one way.

Bryan Schoer – 2006 West Bay, suggested making a cul de sac as people like living in those areas and don't like the idea of traffic. He also suggested looking into enter the new development off of Cedarwood Drive.

Jim Barry – 1813 Verde, who was presenting his mother who lives at 2312 Cedar St, had concerns with the stormwater as well as the stormwater run off as well as future development and the exiting of the new development needs to be considered especially during certain times of the day.

Andrew Fangman discussed the reason for the narrow roads and parking on the side, will slow people down and a stop sign will be placed installed. A cul de sac is not ideal in this location due to per City code a cul de sac can not be longer than 1,000 feet. Most drivers will use a direct route driving from point A to point B.

Mike Janecek also addressed the traffic concerns as well as the needs for housing and having a variety of options for people to build. Entering off of Cedarwood would not be an option as the developer does not own adjacent to the property. The stormwater concerns are being discussed with the City Engineer.

The Commission discussed the entrance to the school and the development in order of a lining it a little better. However, due to the elevation of the area, a lining the two entrances would cause more issues and be a larger expense.

Alan Wheeler – 1903 Green Acres, had concerns with the width of Green Acres as well as the condition of Green Acres.

Wendell Wright – 2107 West Bay Dr, had concerns with a traffic study not being completed.

Kim Sears – 1914 Green Acres, had concerns with the area being congested, homes only having a one car garage, and with cars parked on both sides the narrow road becomes a one lane road.

Gina Othmer – 1915 Green Acres, had concerns with parking, not having sidewalks as there is a lot of people who walk the area, traffic concerns, and purchased the home to raise her family in due to it was at a dead-end area allowing the kids to play in the streets.

Joyce Plemmons – 1919 Green Acres, would like to see a cul de sac in the area, would like to have Green Acres redone, and wanted to ensure the new development would have sidewalks.

Barb Scheonig – 2115 West Bay, had concerns with the traffic due to the traffic already backs up certain times of the day and would like a traffic study to be done.

Denise Wright – 2107 West Bay, had concerns with signage, concerns with having a stop sign versus a yield sign, and home values.

Todd Hackett – 1923 Wildwood Ln, addressed the homes to be built will be have a home value of \$400,000 to \$500,000 based on the house plans and market value. He is currently working on the covenants and HOA's for the development. He would like to start moving material on June 23rd and is looking to be done with the phases by August. He also addressed the reason to the development being done in two phases but the work will all be done in one phase.

The Commission the traffic concern and connecting the sidewalks from the older area with the new development.

Kayla Bendorf motioned to approve the rezoning request from R-3 residential to R-4 residential; seconded by Sharon Froelich. All ayes, motion carried.

Kayla Bendorf motioned to approve the subdivision preliminary plat; seconded by Sharon Froelich. All ayes, motion carried.

Kayla Bendorf motioned to approve the subdivision final plat; seconded by Jodi Hansen. All ayes, motion carried.

Meeting adjourned at 6:50 p.m.

ATTEST:

Jodi Hansen, Chairperson
Planning and Zoning Commission

Respectfully Submitted,

Andrew Fangman, Secretary
Assistant Community Development Director