

MINUTES
October 20, 2025 – 5:30 p.m.
Planning and Zoning Commission
Muscatine City Hall
City Council Chambers

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

Unexcused:

Excused: Mark Seaman

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:

Andrew Anderson motioned to approve the August 12, 2025 minutes; seconded by Kent Jurgensen. All ayes, motion carried.

Comprehensive Plan. Andrew Fangman gave a presentation on the new City of Muscatine Comprehensive Plan. This plan is the product of over a year of dedicated work, extensive analysis, and, most importantly, robust public engagement designed to capture the true aspirations of Muscatine's residents. It updates the 2013 plan to reflect the community's recent growth and change, providing the essential legal basis for our land use decisions and establishing a compelling vision for the next 15 to 20 years. Crafted by RDG Planning and Design in conjunction with City staff and a Steering Committee, this draft is built around four central, guiding themes-Make it Ambitious, Make it Home, Make it Connected, and Make it Adventurous-that will steer policy recommendations across key areas like Land Use & Design, Mobility, Housing & Neighborhoods, Parks & Trails, and Public Facilities. Following this discussion, the Commission will be asked to take action-either at this meeting or a future one, depending on their readiness-to vote and recommend approval of the new Comprehensive Plan by the City Council. The Commission discussed a land use map regarding the area labeled commercial property between the bypass and 200th St. The discussion was about growth in the area as well as the cost of being the infrastructure over from Mulberry. With the possibility of a subdivision being established in the area as well as businesses, the Commission felt the area would be more suited for a mixed used to encompass with residential and commercial. There was also discussion about future development in the location where the dome was placed. Andrew made a motion to recommended the comprehensive plan with the change the land use map containing the bypass and 200th St to be a mixed use instead of commercial; seconded by Sharon. All ayes, motion carried.

Action to set 5:30 on the third Monday of the month as the standing meeting date and time of the Planning and Zoning Commission. Andrew made a motion to set the time and date of the meetings; seconded by Kent. All ayes, motion carried.

Election of Officers: Mark made a motion to elect Jodi as Chair and Andrew as Vice; seconded by Sharon. All ayes, motion carried.

Meeting adjourned at 6:45 p.m.

ATTEST:

Respectfully Submitted,

Jodi Hansen, Chairperson
Planning and Zoning Commission

Andrew Fangman, Secretary
Senior City Planner