

MINUTES
November 17, 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
Sara Schmelzer, Administrative Assistant

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

Minutes:

Andrew Anderson motioned to approve the October 20, 2025 minutes; seconded by Sharon Froelich. All ayes, motion carried.

Zoning Ordinance

Muscatine, like most Iowa communities, has historically relied on single-family zoning that overwhelmingly restricts residential land use to site-built single-family homes. However, the State Legislature has determined that this restrictive approach creates a barrier to building needed housing options in Iowa. Consequently, the state has passed recent laws that limit how restrictive cities and counties can be with single-family zoning, particularly concerning: accessory dwelling units, group homes, and manufactured homes. This presentation will detail what the State Code now mandates be allowed in single-family zones for these three housing types and the amendments to the necessary to City Code to bring it into compliance with state law. Andrew Fangman presented the amended changes to City code to reflect the State mandated changes to the regulation of accessory dwelling units, group homes, and manufactured homes. The commission discussed the reasoning behind the amendment changes as well as addressing concerns with lot size, setback, and HOA guidelines for the accessory dwelling units. The commission discussed the four type of group homes and the need for the homes to be treated as single family residences but will still be treated as a rental and inspected.

Andrew Anderson made a motion to approval the amended changes to the City code; seconded by Kayla Bendorf. All ayes, motion carried.

Meeting adjourned at 6:15 p.m.

ATTEST:

Jodi Hansen, Chairperson
Planning and Zoning Commission

Respectfully Submitted,

Andrew Fangman, Secretary
Senior City Planner