



City of Muscatine

PLANNING AND ZONING COMMISSION

Monday, February 9, 2026

The Planning and Zoning Commission meets on the 2nd Tuesday of each month at 5:30 p.m. in City Hall Council Chambers.

February 9, 2026, 5:30 PM

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. MISSION STATEMENT

- A. *"The Planning and Zoning Commission is a seven-member group of residents of the City who are appointed by the Mayor and City Council. We serve as non-professionals and without compensation. Our purpose is to advise the City Council on managing the growth of the City. This involves reviewing subdivisions, rezoning requests, the use of public property, and reports related to land use policy and long-range planning. Recognizing that our decisions will not satisfy everyone, we attempt to base our decisions on what is best for the long-term interest of the City. We ask your input, pro or con, on issues before us in order that we formulate the best decisions possible. Please take this opportunity to share your thoughts and concerns with us. Our recommendations are not taken lightly by the City Council, but the City Council, your elected representatives, make the final decisions on all issues."*

4. **MINUTES**

- A. Approval of December 15, 2025 Meeting Minutes

5. **RIGHT OF WAY VACATIONS**

A. **Undeveloped Portion of the Fuller Street Right of Way**

The northernmost 315 feet of the Fuller Street right-of-way remains undeveloped. As there is no current or projected public use for this section, the City requests its vacation. Upon vacation, the right-of-way will be deeded to the adjoining property owners, Scot Day and Diane Mayer-Day, who own the parcels adjoining both the east and west sides of the right of way being requested for vacation.

6. **ADJOURNMENT**

MINUTES
December 15, 2025 – 5:30 p.m.
Planning and Zoning Commission
Muscatine City Hall
City Council Chambers

Present: Sharon Froelich, Mark Seaman, Andrew Anderson, Kayla Bendorf and Mark Fortenbacher

Unexcused:

Excused: Jodi Hansen and Kent Jurgersen

Staff: Andrew Fangman, Senior City Planner, Community Development
Sara Schmelzer, Administrative Assistant, Community Development

Andrew Anderson opened the meeting at 5:30 p.m. and read the mission statement.

Minutes:

Mark Seaman motioned to approve the November 17, 2025 minutes; seconded by Sharon Froelich. All ayes, motion carried.

Zoning Ordinance

The final plat for the Hackett Development 2nd Addition has been submitted by T&T Hackett Development Group LLC. This addition covers the southernmost 19 lots of the overall Hackett Development subdivision. The preliminary plat for the entire subdivision, along with the final plat for the 9 northernmost lots (Hackett Development 1st Addition), was approved on July 17, 2025. The Planning and Zoning Commission discussed the hammerhead turn at the end of the addition, which is different than the cul-de-sac typically on dead-end streets. Andrew Fangman and Andrew Anderson explained that the hammerhead turn is preferred by the city engineer and is easier for road maintenance. They also explained public safety vehicles and school busses would also be able to utilize the hammerhead turn easily if needed.

Kayla Bendorf made a motion to approve the Hackett Development 2nd Addition; seconded by Mark Seaman. All ayes, motion carried.

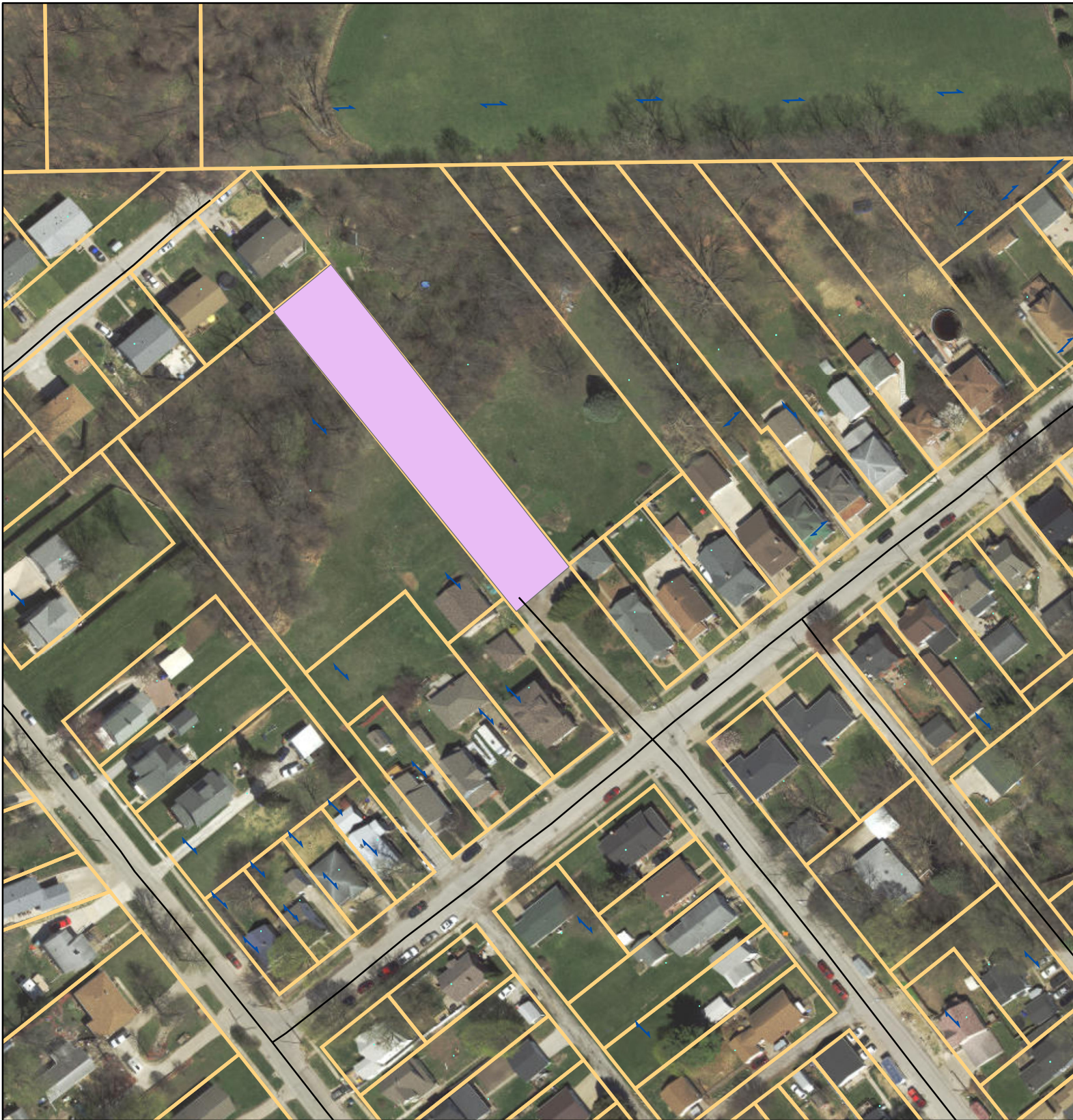
Sharon Froelich moved to adjourn meeting; seconded by Kayla Bendorf. Meeting adjourned at 5:40 pm.

ATTEST:

Respectfully Submitted,

Andrew Anderson, Vice Chairperson
Planning and Zoning Commission

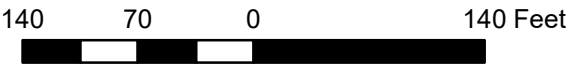
Andrew Fangman, Secretary
Senior City Planner



Legend

-  ROW
-  Parcels

PZROWV1-2026 Right of Way
A PART OF FULLER STREET RIGHT OF WAY
IN TERRACE HEIGHTS ADDITION IN THE
CITY OF MUSCATINE, IOWA,





City Hall, 215 Sycamore St.
Muscatine, IA 52761-3840
(563) 262-4141
Fax (563) 262-4142

COMMUNITY DEVELOPMENT

Planning,
Zoning,
Building Safety,
Construction Inspection Services,
Public Health,
Housing Inspections,
Code Enforcement

To: Planning and Zoning Commission
From: April Limburg, City Planner
Date: January 26, 2026
Re: Right of Way Vacation – PZVROW01-2026

INTRODUCTION: The City of Muscatine is requesting that the City vacate then sell the portions of the undeveloped right of way of Fuller Street to the adjoining property owner.

BACKGROUND: The City of Muscatine has been continually looking at areas of the community in which City property is owned. Some of the parcels or areas do not serve a purpose to the City. The City has decided to vacate the parcels and deed them to the property owners to place them back on the tax roll. By vacating this parcel, property lines will be cleaned up and is part of the West Hill Sewer Separation project.

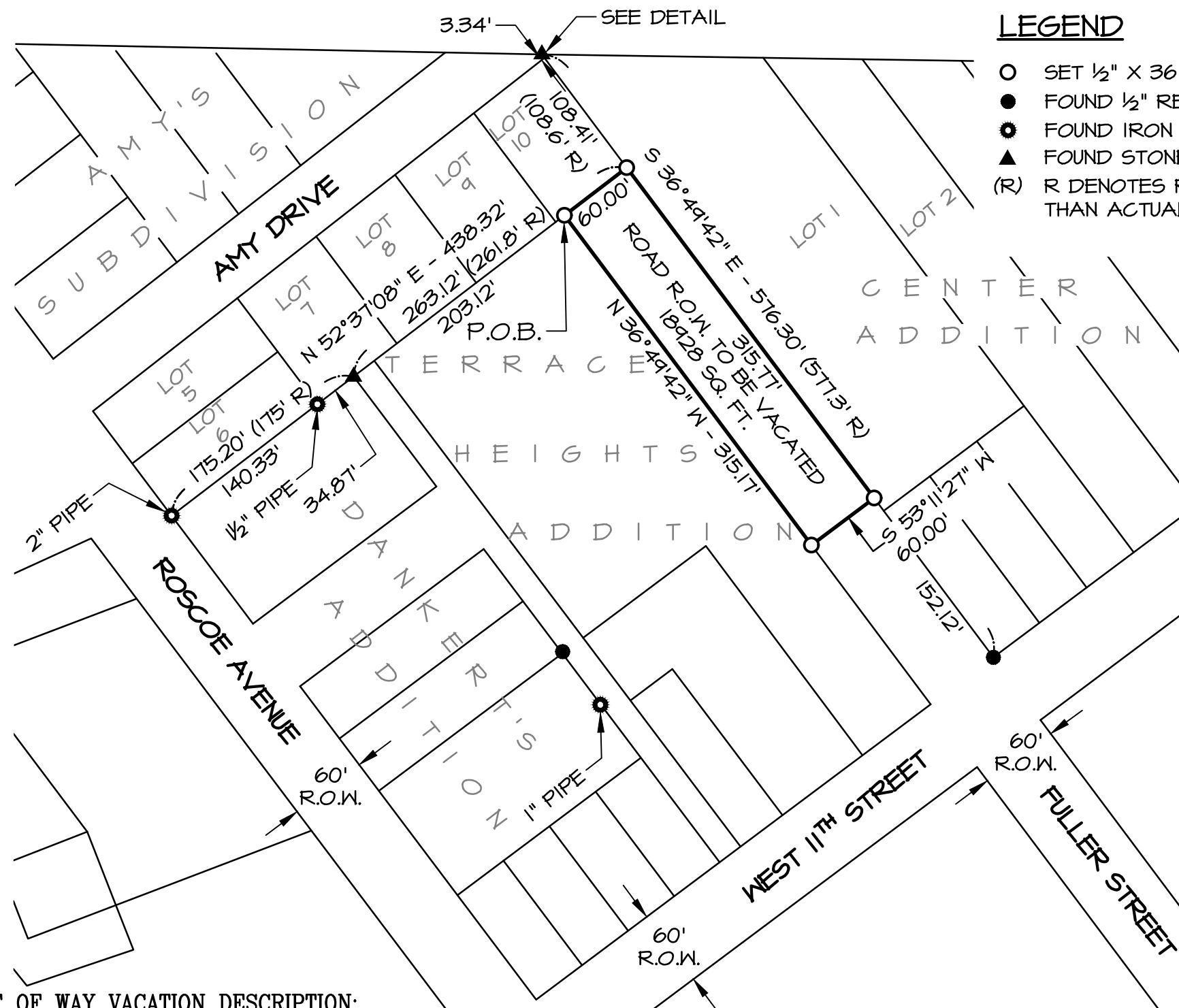
RECOMMENDATION/RATIONALE: Staff recommends approval of this request. The right of way being proposed for vacation serve no useful public purpose. The sale of the Right of Way will be benefiting the community by allowing for the continued growth of the tax base.

Legal Description for vacated right of way.

RIGHT OF WAY VACATION DESCRIPTION:

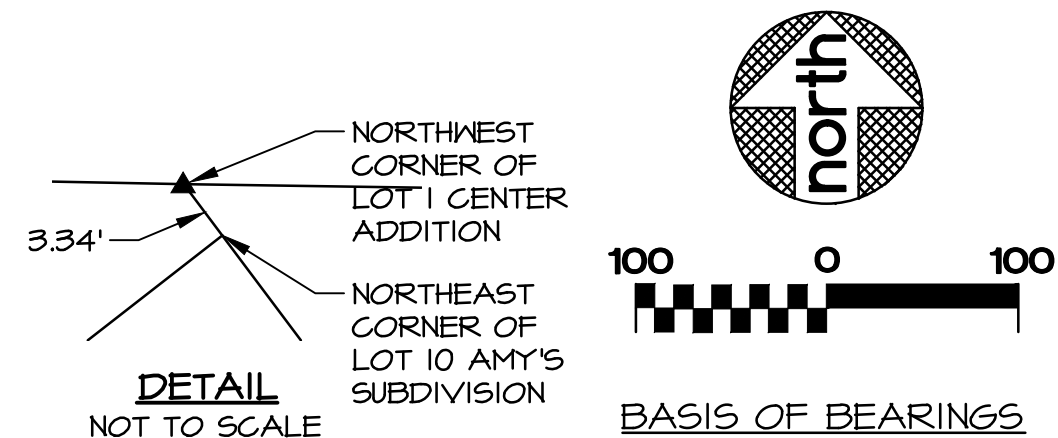
A PART OF FULLER STREET RIGHT OF WAY IN TERRACE HEIGHTS ADDITION IN THE CITY OF MUSCATINE, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE FULLER STREET RIGHT OF WAY; THENCE NORTH $52^{\circ}37'08''$ EAST 60.00 FEET ALONG THE NORTH LINE OF SAID RIGHT OF WAY TO THE EAST RIGHT OF WAY OF FULLER STREET; THENCE SOUTH $36^{\circ}49'42''$ EAST 315.77 FEET ALONG SAID EAST RIGHT OF WAY; THENCE SOUTH $53^{\circ}11'27''$ WEST 60.00 FEET TO THE WEST RIGHT OF WAY OF FULLER STREET; THENCE NORTH $36^{\circ}49'42''$ WEST 315.17 FEET ALONG SAID WEST RIGHT OF WAY TO THE POINT OF BEGINNING; CONTAINING 0.43 ACRES, MORE OR LESS.



LEGEND

- SET 1/2" X 36" REBAR W/BBLUE CAP #18379
- FOUND 1/2" REBAR
- ⊙ FOUND IRON PIPE AS NOTED
- ▲ FOUND STONE
- (R) R DENOTES RECORD DATA IF OTHER THAN ACTUAL FIELD MEASUREMENT



BASIS OF BEARINGS
IOWA REGIONAL COORDINATE SYSTEM
ZONE 14

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Seth A. Whitacre

Seth A. Whitacre

Date 1/17/26 Reg. No. 18379

My license renewal date is December 31, 2026

Pages or sheets covered by this seal: 1



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SURVEY COMPANY / RETURN TO:

**Martin & Whitacre
Surveyors & Engineers, Inc.**

1508 BIDWELL ROAD, MUSCATINE, IOWA 52761

INFO@MARTIN-WHITACRE.COM (563)263-7691

SURVEYOR: SETH A. WHITACRE

PROPRIETOR(S): CITY OF MUSCATINE

REQUESTOR: CITY OF MUSCATINE

LOCATION: FULLER STREET - TERRACE HEIGHTS ADDITION

SURVEY TYPE: ROAD R.O.W. VACATION

FILE	BOOK	SCALE	DRN	CHK'D	DATE	JOB NO.
SCANNED	WEST HILL	1"=100'	EJA	SAW	1/17/26	9142.25
REV.	0					
			301 W IITH.DWG		SHEET	OF