



City of Muscatine

PLANNING AND ZONING COMMISSION

Monday, March 16, 2026

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

March 16, 2026, 5:30 PM

AGENDA

1. **ROLL CALL**
2. **MISSION STATEMENT PZ** “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.”
3. **DISCUSSION ITEMS**
 - A. Approval of minutes from the February 9, 2026 meeting
 - B. **Rezoning Request - 2021 Houser Street**

- C. Request for the Voluntary Annexation and Placement into the M-2 Zoning District of approximately 153.5 acres of land. Located near the southwest corner of Mittman Road and the U.S. 61 Bypass

4. ADJOURNMENT

MINUTES
February 9, 2026 – 5:30 p.m.
Planning and Zoning Commission
Muscatine City Hall
City Council Chambers

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

Unexcused:

Excused: Mark Fortenbacher

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

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

Minutes:

Andrew Anderson motioned to approve the December 15, 2025 minutes; seconded by Mark Seaman. All ayes, motion carried.

Zoning Ordinance

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 not 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 east and west sides of the right of way being requested for vacation.

Scot Day and Diane Mayer-Day, 301 W 11th St, were present. They have been maintaining this area since they bought the home over 20 years ago. No questions from the board and no other feedback from neighbors.

Kent Jurgensen made a motion to approve the Undeveloped Portion of the Fuller Street Right of Way; seconded by Sharon Froelich. All ayes, motion carried.

Jodi and April explained to the Day's the next steps.

Mark Seaman moved to adjourn meeting; seconded by Kent Jurgensen. All ayes, motion carried. Meeting adjourned at 5:35 pm.

ATTEST:

Jodi Hansen, Chairperson
Planning and Zoning Commission

Respectfully Submitted,

Andrew Fangman, Secretary
Senior City Planner



COMMUNITY DEVELOPMENT DEPARTMENT

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

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

To: Planning and Zoning Commission
From: Andrew Fangman, Senior Planner
Date: March 16, 2026
Re: Rezoning Request – 0.17 Acre Parcel located at the 2021 Houser Street (Northeast Corner of the Houser Street and Cedar Plaza Drive Intersection), from R-5 Multi-Family Residence to C-1 Neighborhood and General Commercial

Corey and Tara Smith have submitted a request to rezone a 0.17-acre property located at the 2021 Houser Street (northeast corner of the Houser Street and Cedar Plaza Drive intersection), from R-5 Multi-Family Residence to C-1 Neighborhood and General Commercial.

The applicants intend to develop a drive-through only coffee shop on this property. Access will be provided via the existing private drive adjoining the parcel, utilizing separate entry and exit points. Drive-through traffic will be one-way only: vehicles will enter from the east side from the private drive, proceed through the drive-through window, and exit on the westerly portion of the parcel back onto the private drive toward Houser Street. The exact layout and design of this will require review and approval by the City Engineer as part of the required site plan review process, which must occur prior to construction.

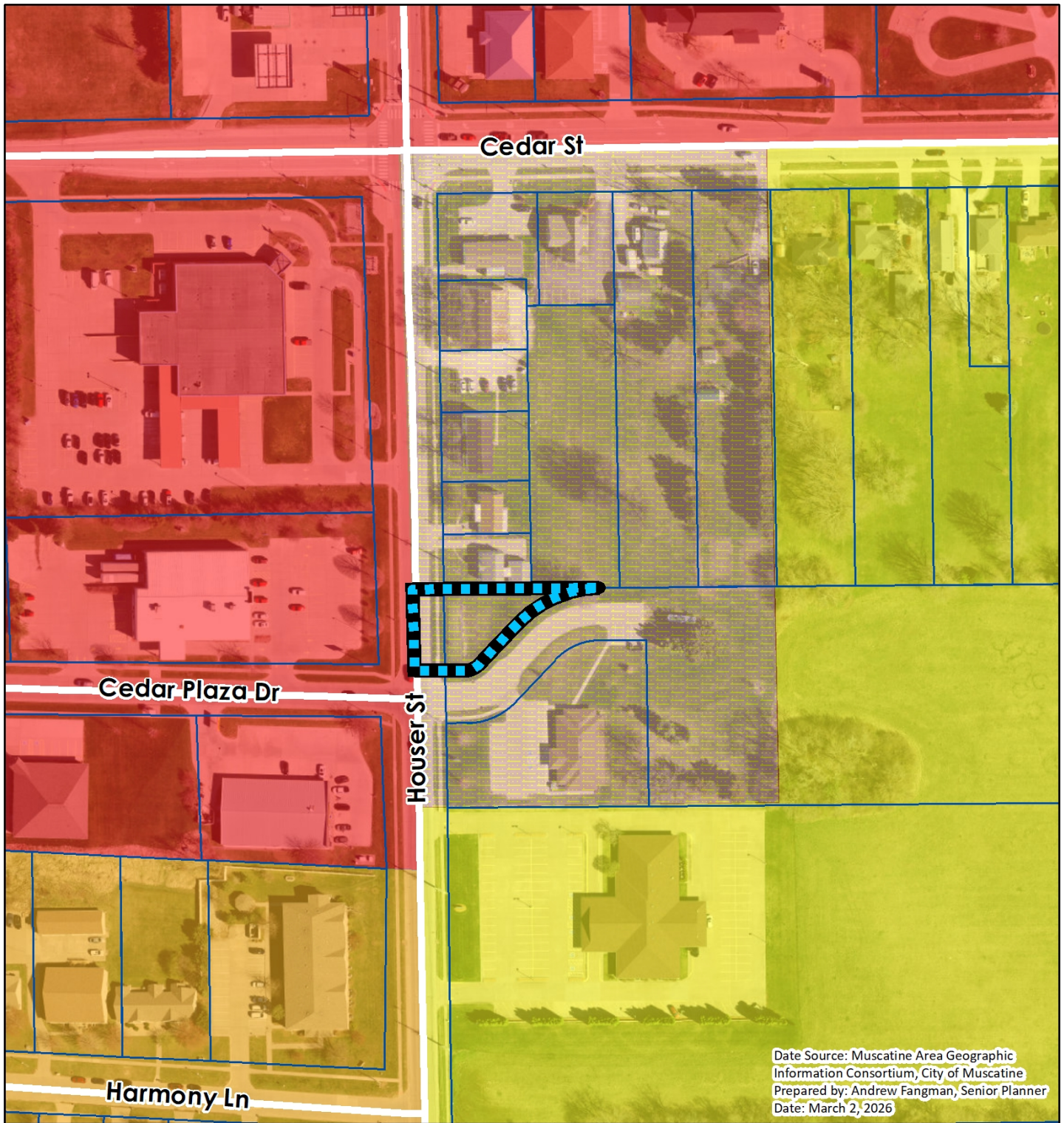
To accommodate the proposed development, the existing stormwater basin on this parcel will be reworked and potentially partially relocated onto an adjoining vacant parcel also owned by the applicant. The redesign of the stormwater management infrastructure must adequately serve both the proposed coffee shop and the existing dental office at 2011 Houser Street. Any such modifications must be approved by the City Engineer to ensure all requirements are met.

The property is currently zoned R-5 Multi-Family Residence, which does not permit the development of a coffee shop. Therefore, rezoning to a district such as C-1, which allows clinics, is necessary for this project to proceed.

Staff recommends approval of this rezoning request. This recommendation is based on the request's compatibility with the adopted Comprehensive Plan and existing surrounding land uses. Additionally, the proposed development permitted by this request would provide a clear benefit to the community.

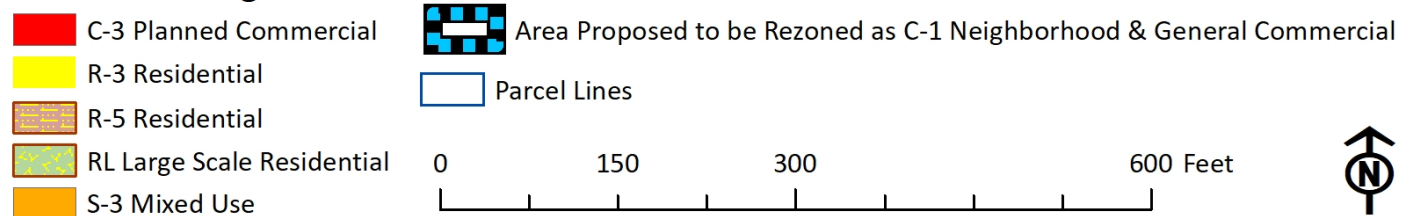
The Future Land Use Plan is a key component of the Comprehensive Plan adopted in late 2025. This plan serves as a tool to provide guidance when considering rezoning requests. Because the Plan designates the subject area as commercial, the requested rezoning is fully supported by the Comprehensive Plan.

Commercial development exists across Houser Street and to the south of the subject area, making the rezoning request consistent and compatible with the existing land use of the area. A six-foot-high privacy fence will be constructed along the north property line, beginning 25 feet behind the Houser Street sidewalk. Compared to the existing stormwater basin, this fence will provide superior screening between the adjoining residence to the north and the proposed commercial development. This new buffer will significantly improve the transition between commercial and residential uses along this stretch of Houser Street.



MUSCATINE Rezoning - Houser & Cedar Plaza

Current Zoning Districts





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To: Planning and Zoning Commission
From: Andrew Fangman, Senior Planner
Date: March 16, 2026
Re: Request for the Voluntary Annexation and Placement into the M-2 Zoning District of approximately 153.5 acres of land. Located near the southwest corner of Mittman Road and the U.S. 61 Bypass

Blackhawk Capital Investments LLC has submitted a voluntary annexation application to the City of Muscatine for approximately 153.5 acres of land. Located near the southwest corner of Mittman Road and the U.S. 61 Bypass, the applicant seeks annexation to increase the property's marketability for future development. The land is currently zoned by Muscatine County as I-2 Heavy Industrial; the applicant is requesting an equivalent City designation, M-2 General Industrial, as part of the annexation process.

The subject area consists exclusively of croplands. The farmhouse and the immediately surrounding 2.25 acres, located on the applicant's property at the southwest corner of the Mittman/U.S. 61 Bypass, are not included in this annexation request.

The subject area has a number of characteristics that make it an attractive site for development. It has excellent access, adjoining U.S. 61 with two established access points at Mittman Road and Loves Way. The extremely flat topography of the subject area is an attractive feature for any possible future development.

The extension of water and sewer infrastructure necessitated by the development of the Loves Travel Stop at the U.S. 61/Grandview intersection was designed and built with a capacity that would allow for them to be extended to support the development of nearby areas, such as the area that is the subject of this voluntary annexation request. The ability to easily extend water and sewer services to the property significantly increases the attractiveness of this area for development.

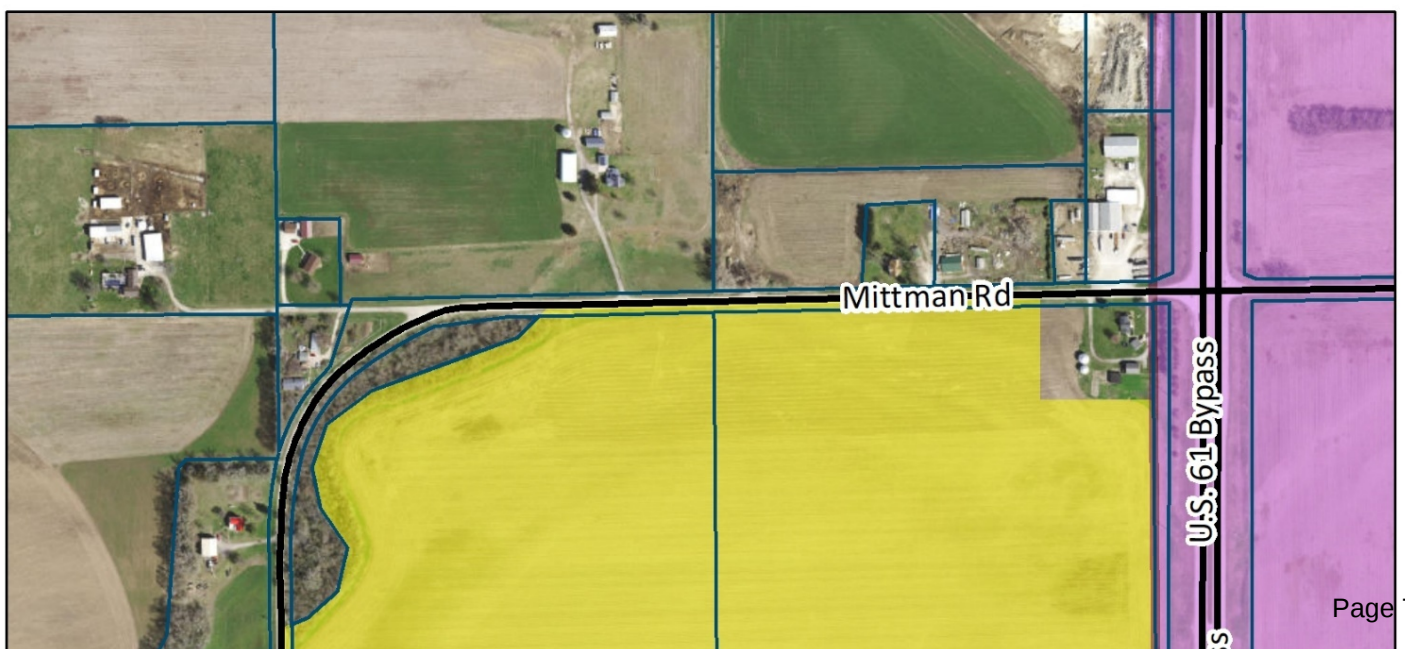
The applicant desires to annex the subject area into the City to further increase its suitability and marketability for development. This is because access to City infrastructure, such as the sanitary sewer system and City services, requires the property to be located within City limits. Annexation will allow the property to be marketed with these available City amenities, which would make it significantly more developable.

Muscatine City Ordinance dictates that annexed property is automatically placed in the Agriculture Zoning district, unless action is taken to assign a different district concurrently with the annexation. The applicant has requested that the annexed area be zoned in a manner equivalent to its current designation within unincorporated Muscatine County.

The subject area is currently zoned by Muscatine County as I-2 Heavy Industrial. The County's I-2 district is nearly identical to the M-2 General Industrial District defined within the City of Muscatine Zoning Ordinance. In the M-2 district, nearly all types of non-residential uses are permitted by right. However, industrial uses with the potential to be offensive to surrounding properties are only allowed through the issuance of a conditional use permit, which is granted at the discretion of the Zoning Board of Adjustment following a public hearing.

Staff recommends approval of this voluntary annexation request, with the annexed property being placed in the M-2 Zoning District.

The Fruitland Township Board of Trustees was notified of this proposed voluntary annexation. The trustees expressed opposition to the proposal, citing the loss of both current and potential future property tax revenue. Based on FY 25-26 valuations, rollbacks, and tax rates, the annexation of these 153 acres would result in an annual revenue loss of \$137.36 for Fruitland Township.



Date Source: Muscatine Area Geographic
Information Consortium, City of Muscatine
Prepared by: Andrew Fangman, Senior Planner
Date: March 3, 2026

