

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:

Andrew Anderson, Vice Chairperson
Planning and Zoning Commission

Respectfully Submitted,

Andrew Fangman, Secretary
Senior City Planner