

MINUTES
March 16, 2026 – 5:30 p.m.
Planning and Zoning Commission
Muscatine City Hall
City Council Chambers

Present: Mark Fortenbacher, Andrew Anderson, Kayla Bendorf, Jodi Hansen (via phone), and Kent Jurgensen

Unexcused: Sharon Froelich

Excused: Mark Seaman

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

Andrew Anderson opened the meeting at 5:30 p.m. and read the mission statement.
There were 9 community members present at this meeting.

Minutes:

Kayla Bendorf motioned to approve the February 9, 2026 minutes; seconded by Kent Jurgensen. All ayes, motion carried.

Zoning Ordinance

Rezoning Request

Corey and Tara Smith have submitted a request to rezone a 0.17-acre property located at 2021 Houser Street (the 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.

Corey Smith, 1991 Vail Ave., was present to discuss his plans for the coffee shop. This coffee shop is a franchise, Dame Fine Coffee, and would be similar to drive-thru coffee places in the Quad Cities. He shared updated Concept Drawings during the meeting that were copied and distributed to the board and community members in attendance (see attached*). There were several questions from the board and community members that Smith addressed. One of the major concerns was about adding extra traffic onto Houser. He explained that since there are no walk ins and shop will not have dining room or indoor faculties, it should be rather quick and the vehicles in line should be able to loop around, instead of back out onto Houser St.

Cherise Snow, 2900 Cedar St., was present to vocalize her opposition to this project. Her concerns were about the traffic that this new coffee shop would bring to an already busy area and the light and noise this would bring to this area. Andrew Fangman explained that they would be required to build a 6ft privacy fence that should help with noise and light from the business.

Andrew Anderson also clarified that this request is just for a Zoning Change for this transitional area where there are both businesses and residences.

Andrew Anderson made a motion to approve the Rezoning Request; seconded by Kayla Bendorf. All ayes, motion carried.

Andrew Fangman then explained the next steps.

Annexation and Zoning Request

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 application 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.

Daryl, with Blackhawk Capital Investments LLC was available via phone to discuss. The main reason they would like to annex this area to the City is to increase its suitability and marketability for development. Because if it is annexed as part of the City, they would have access to the sanitary sewer system and other City services. Daryl also explained the main interested party they current have is MPW who is looking at installing a solar field.

Danny Chick, 2411 Mittman Rd., was present to discuss his concerns with this annexation. His main concerns were regarding hunting and concerns if annexed into the City they would need to follow different laws.

Ira Morgan, 2391 Mittman Rd., was present to discuss his concerns with the annexation also. His main concerns were regarding farm land, gun shooting/hunting, and extra traffic in the area. He is also concerned about apartments or condos being built in the area, not industrial businesses. Andrew Fangman stated that the zone they want to change it to is M-2 General Industrial which does not allow residential.

Daryl addressed their concerns. He has no plans or intention on making the land residential. The main interest right now is MPW for a solar field and it is better for MPW if it has city services out there.

Andrew Anderson made a motion to approve the Annexation and Zoning Request; Kayla Bendorf seconded the motion. All ayes, motion carried.

Kent Jurgensen moved to adjourn meeting; seconded by Kayla Bendorf. All ayes, motion carried. Meeting adjourned at 6:30 pm.

ATTEST:

Jodi Hansen, Chairperson
Planning and Zoning Commission

Respectfully Submitted,

Andrew Fangman, Secretary
Senior City Planner

*Updated Concept Plans distributed at meeting

