



City of Muscatine

PLANNING AND ZONING COMMISSION

Tuesday, September 13, 2022

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

To participate in this meeting use the following link:

<https://meet.goto.com/996479149> or
dial **(872)240-3212** and then use access code: **996-479-149**

AGENDA

1. ROLL CALL

2. MISSION STATEMENT

3. MINUTES

A. Approval of minutes from the August 9, 2022 meeting

4. SUBDIVISIONS

A. PZS-1-2022 • Curry Acres Subdivision • 9 Lots • 11.34 Acres • 2147 Highway 61 •
Unincorporated Muscatine County

B. PZS-2-2022 • MCSD Central Kitchen Subdivision • 1 Lot • 2.5 Acres • 3200 Lucas St

5. ADJOURNMENT

MINUTES
July 12, 2022 – 5:30 p.m.
Planning and Zoning Commission
Muscatine City Hall
City Council Chambers
Online GoToMeeting

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

Excused: Jodi Hansen and Robert McFadden

Staff: Andrew Fangman, Assistant Community Development Director, Community Development
April Limburg, Planner, Community Development

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

Minutes:

Mark Seaman motioned to approve the July 12, 2022 minutes with corrections; seconded by Sharon Froelich. All ayes, motion carried.

Development Plan: Nick Bettis with Axiom Consultants went gave an overview of the Muscatine School Districts central production kitchen. The site is on 2.52 acres in the 3000 block of Lucas Street. The proposed building will be approximately 7,090 square feet with approximately 1,350 square foot of administration space including offices, conference room, reception area, and toilet rooms. The facility will have 15 staff. There will be a space dedicated to deliveries to the buildings loading dock for the expected five delivers by semi-truck from 6:00 am to 9:00 am over the course of each week. The hours of the kitchen will be 5:00 am to 4:00 pm Monday through Friday.

Lawrence Winkle a resident located at 3107 Lucas St was in attendance to learn more about the project and had concerns with extra traffic as well as possible expansion in the future. Mr. Winkle was advised the project has gone under a review process, through the School Board, the Agricultural Center, and will need to be approved by City Council. Mr. Seaman want to clarify where the loading dock was located. Ms. Froelich also had concerns with traffic in and out mainly dealing with food deliveries to the schools for both breakfast and lunch.

Mr. Seaman made a motion to approve the development plan for the proposed central production kitchen; seconded by Ms. Froelich. All ayes, motioned carried.

Election of Officers: Mr. Anderson made a motion to elect Jodi Hansen Chairperson and himself as Vice Chairperson; seconded by Mr. Seaman. All ayes, motion carried.

Meeting adjourned at 5:45 p.m.

ATTEST:

Jodi Hansen, Chairperson
Planning and Zoning Commission

Respectfully Submitted,

Andrew Fangman, Secretary
Assistant Community Development Director



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, Assistant Community Development Director
Date: September 13, 2022
Re: Combined Preliminary/Final Plat - Curry Acres Subdivision (PZS-1-2022)

INTRODUCTION: A request has been filed for a combined preliminary/final plat for a nine-lot subdivision in unincorporated Muscatine at 2147 Highway 61. The proposed subdivision is located in unincorporated Muscatine County, but falls within the two-mile limit requiring City of Muscatine review and approval.

BACKGROUND: Jason Curry has filed a combined preliminary/final plat Curry Acres Subdivision a 11.34 acre nine-lot subdivision located at 2147 Highway 61. The subject area is zoned R-2 Residential. The purpose of the subdivision is to create a nine-lot residential subdivision, with the existing residence to remain on one lot, and the other eight lots are being created to accommodate to the construction of new homes. The proposed lots range in size 0.54 acres to 1.7 acres, and the entire proposed subdivision is 11.34 acres.

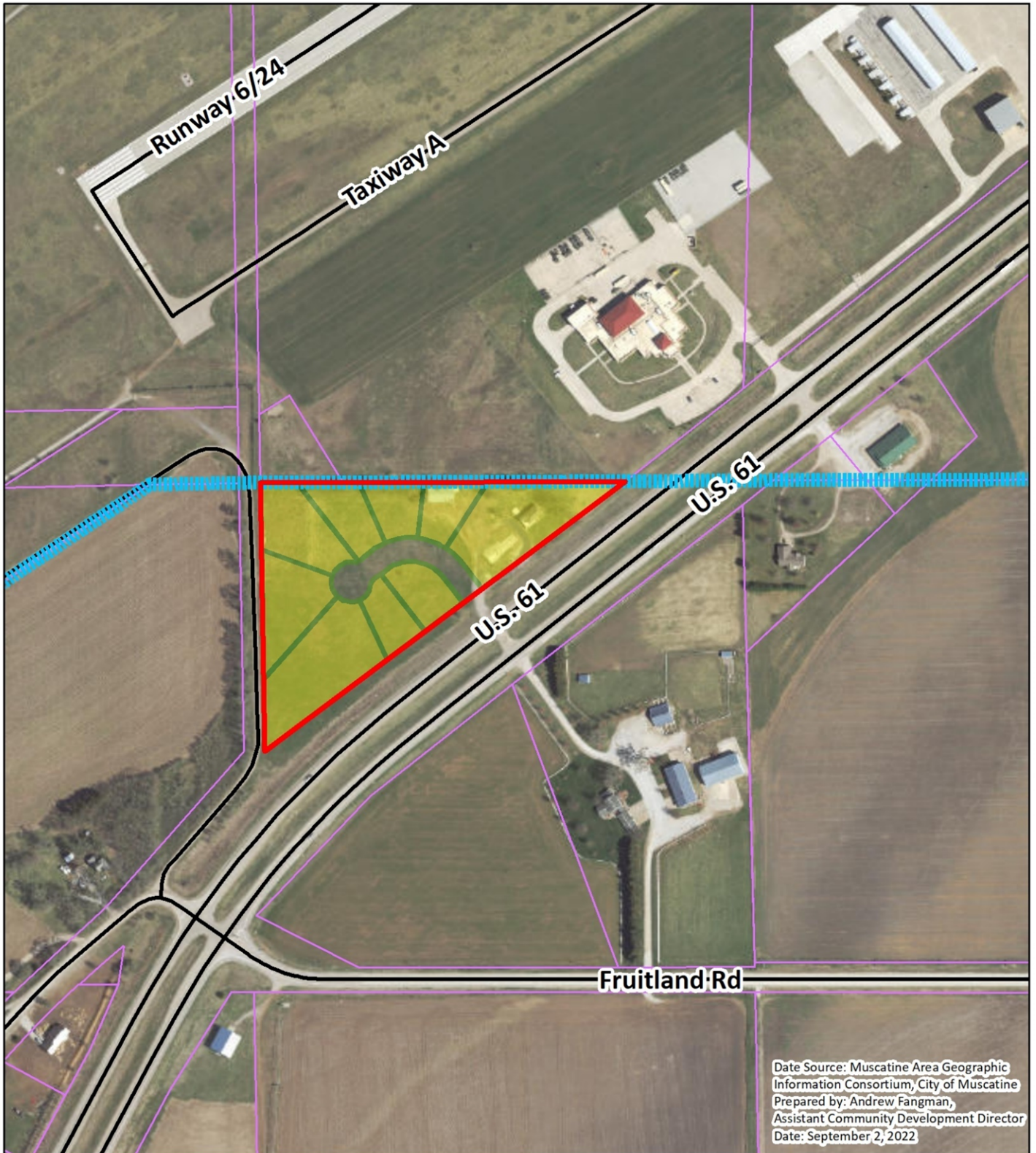
All nine lots well served by individual wells and individual septic systems. Access to all nine lots shall only be permitted from Curry Court, a new seal coat street that would be constructed as part of this subdivision.

RECOMMENDATION/RATIONALE:

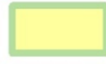
Staff recommends approval of the proposed Curry Acres Subdivision. The proposed subdivision would not interfere with the orderly development of the City of Muscatine and is consistent with adopted Comprehensive Plan, which designates this location as Single Family Residential – Low Density, in the Future Land Use Plan.

BACKUP INFORMATION:

1. Map
2. Plat



Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine
Prepared by: Andrew Fangman,
Assistant Community Development Director
Date: September 2, 2022

-  Subject Parcel
-  Proposed Lots
-  Parcel Lines
-  Muscatine City Limits

Curry Acres Subdivision

PZS-1-2022

0 200 400 800 Feet





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

To: Planning and Zoning Commission
From: Andrew Fangman, Assistant Community Development Director
Date: September 13, 2022
Re: Combined Preliminary/Final Plat- MCSD Central Kitchen Subdivision (PZS-2-2022)

INTRODUCTION: A request has been filed for a combined preliminary/final plat for a 2.5 acre one-lot subdivision in unincorporated Muscatine at 3200 Lucas Street.

BACKGROUND: The Muscatine Community School District has filed combined preliminary/final plat that would allow for the school district purchase 2.5 acres of the property that is currently part the Muscatine Agricultural Learning Center property.

The school district is proposing the construction of a central production kitchen, at which meals would be prepared for all district facilities, at this location. On August 9th the Planning and Zoning Commission approved a development plan, attached to this memo, for the District's proposed development. The approval is required by the S-3 zoning of this parcel.

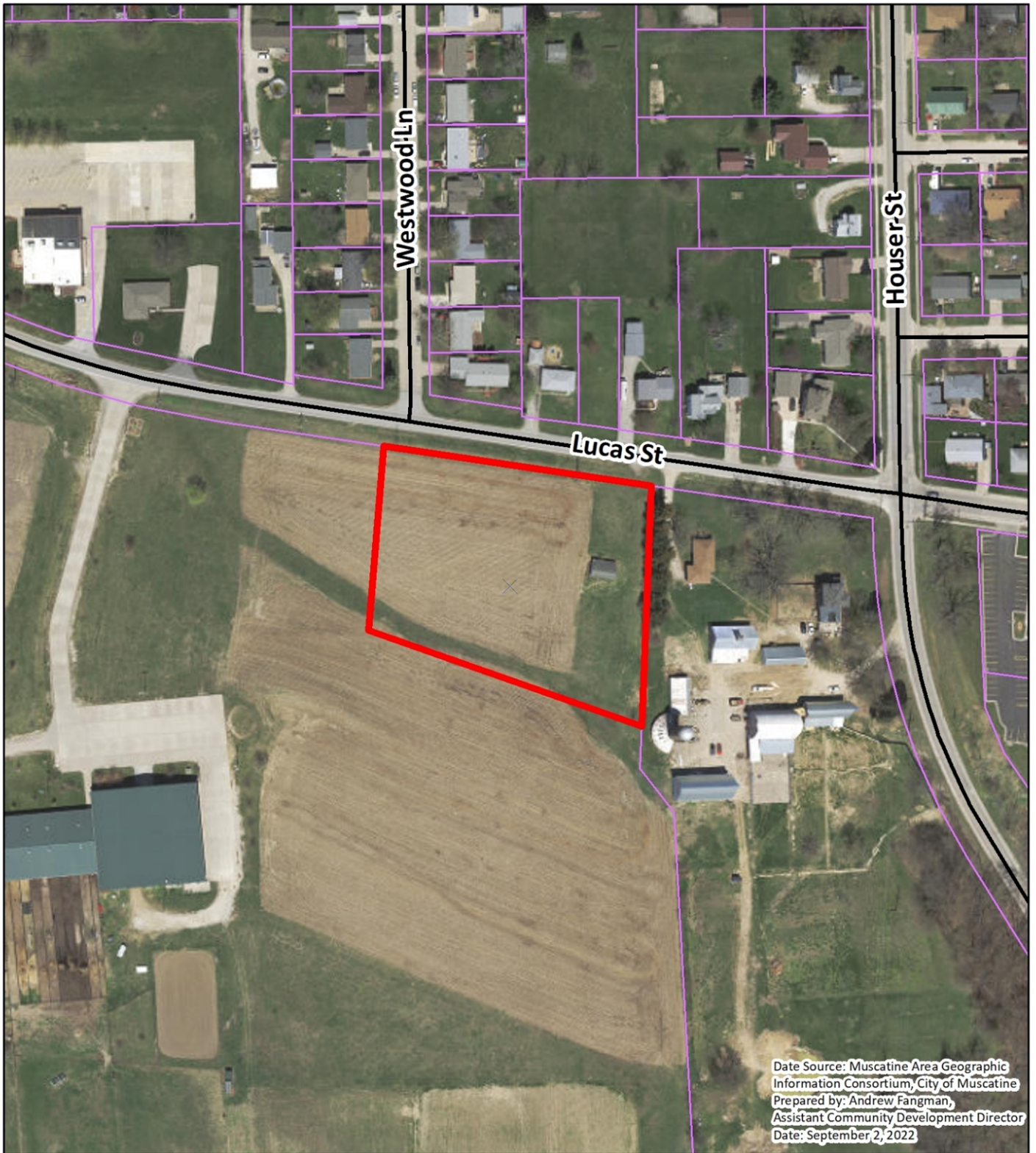
For the District to purchase these 2.5 acres of land from the Ag Learning center, and to proceed with construction of a central production kitchen, these 2.5 acres must be split by a subdivision from the Ag Learning Center property. The attached plat will, if approved accomplish such a split.

RECOMMENDATION/RATIONALE:

Staff recommends approval of the proposed Muscatine Community School District Central Kitchen Subdivision. The proposed subdivision would not interfere with the orderly development of the City of Muscatine and is consistent with adopted Comprehensive Plan, which designates this location as Community Facilities, in the Future Land Use Plan.

BACKUP INFORMATION:

1. Map
2. Plat
3. Development Plan Approved on August 9, 2022



MCSD Central Kitchen Subdivision

PZS-2-2022



Proposed Lot



Parcel Lines

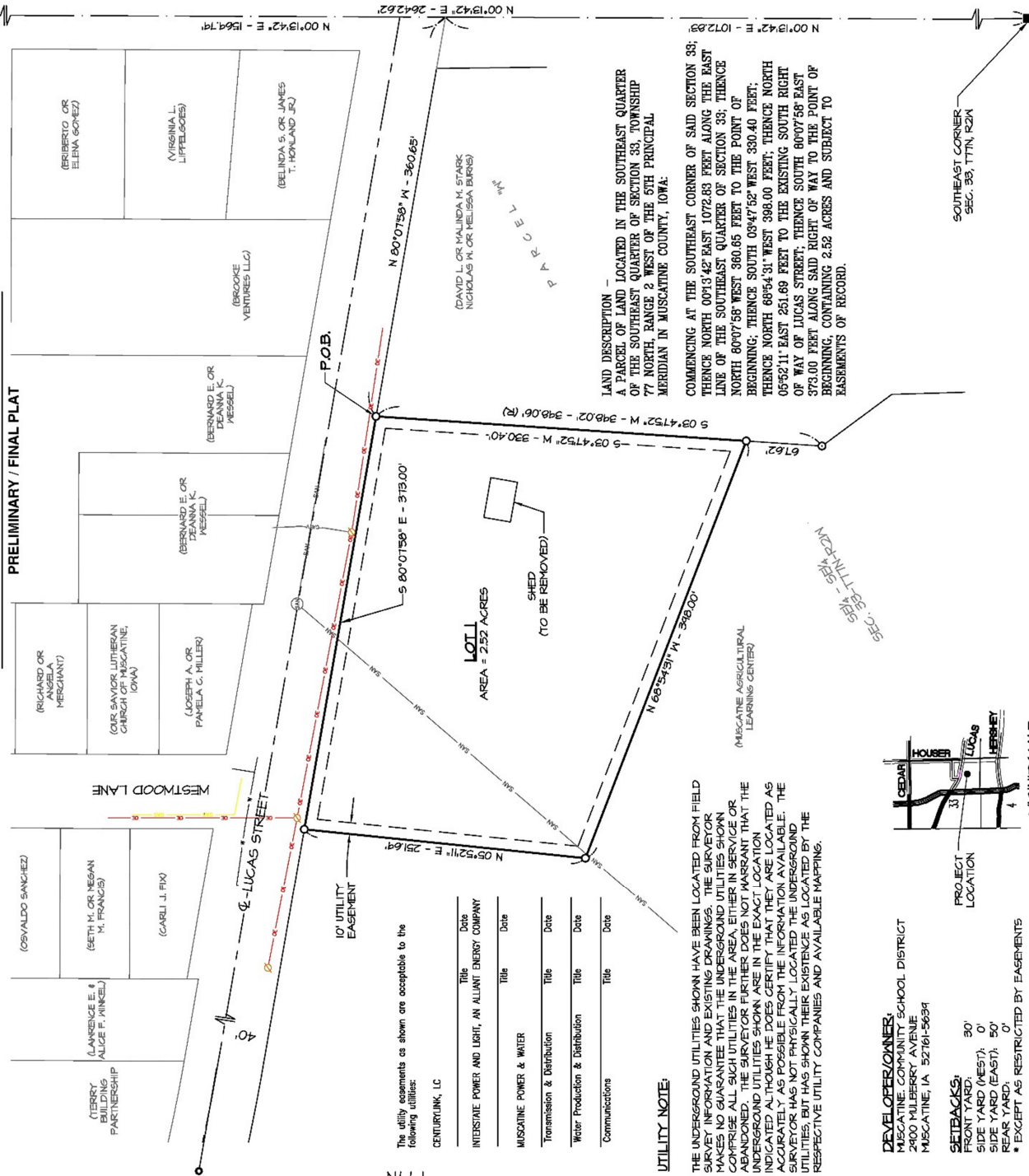
0 100 200 400 Feet



MUSCATINE COMMUNITY SCHOOL DISTRICT CENTRAL KITCHEN SUBDIVISION

PRELIMINARY / FINAL PLAT

EAST 1/4 CORNER
SEC. 33, T11N, R21W
DOCUMENT #2016-03134



The utility easements as shown are acceptable to the following utilities:

CENTURYLINK, LC	Title	Date
INTERSTATE POWER AND LIGHT, AN ALLIANT ENERGY COMPANY	Title	Date
MUSCATINE POWER & WATER	Title	Date
Transmission & Distribution	Title	Date
Water Production & Distribution	Title	Date
Communications	Title	Date

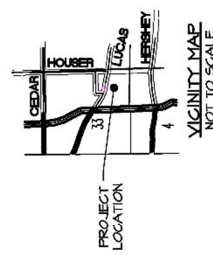
UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE INDICATED UTILITIES ARE THE ONLY UTILITIES IN THE AREA. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, BUT HAS SHOWN THEIR EXISTENCE AS LOCATED BY THE RESPECTIVE UTILITY COMPANIES AND AVAILABLE MAPPING.

DEVELOPER/OWNER:
MUSCATINE COMMUNITY SCHOOL DISTRICT
2400 MILLER AVENUE
MUSCATINE, IA 52761-5694

SETBACKS:
FRONT YARD (WEST) 30'
SIDE YARD (EAST) 50'
REAR YARD 0'
* EXCEPT AS RESTRICTED BY EASEMENTS

ZONING:
S-3 MIXED USE



BASIS OF BEARINGS
IOWA REGIONAL COORDINATE SYSTEM
ZONE 14



LEGEND

- SET 1/2" X 3/4" REBAR W/BLUE CAP #103714
- FOUND 1/2" REBAR
- FOUND 1" IRON PIPE
- FOUND "X" IN CONCRETE
- SANITARY MANHOLE
- UNDERGROUND SANITARY
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- OVERHEAD ELECTRIC
- UNDERGROUND CABLETV
- POWER POLE
- (R) R DENOTES RECORD DATA IF OTHER THAN ACTUAL FIELD MEASUREMENT

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
Date: _____ Reg. No. 13379
My license renewal date is December 31, 2022

Pages or sheets covered by this plat: 1

SURVEY COMPANY / RETURN TO:

Martin & Whitacre
Surveyors & Engineers, Inc.
1508 BIDWELL ROAD, MUSCATINE, IOWA 52761
INFO@MARTIN-WHITACRE.COM (563)283-7691

SURVEYOR: SETH A. WHITACRE

PROPRIETOR(S): MUSCATINE AGRICULTURAL LEARNING CENTER

REQUESTOR: MUSCATINE COMMUNITY SCHOOL DISTRICT

LOCATION: SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 11 NORTH, RANGE 2 WEST OF THE 6TH PRINCIPAL MERIDIAN IN MUSCATINE COUNTY, IA

SURVEY TYPE: PRELIMINARY/FINAL PLAT

FILE	BOOK	DRN	CHKD	DATE	JOB NO.
SCANNED	TIN-2N-#5	P-#67	5/11	6/1/22	681122
REV.	0	0	0	0	0



C2.00

 PROPOSED DUMPSTER ENCLOSURE.

- ① PROPOSED SUBSISTANCE DRAINWAY, TYPE A, SIZES 75X10, 100, 125, 150, 200, 250, 300, 350, 400, 450, 500, 600, 750, 900, 1050, 1200, 1350, 1500, 1650, 1800, 2000, 2250, 2400, 2550, 2700, 2850, 3000, 3150, 3300, 3450, 3600, 3750, 3900, 4050, 4200, 4350, 4500, 4650, 4800, 4950, 5100, 5250, 5400, 5550, 5700, 5850, 6000, 6150, 6300, 6450, 6600, 6750, 6900, 7050, 7200, 7350, 7500, 7650, 7800, 7950, 8100, 8250, 8400, 8550, 8700, 8850, 9000, 9150, 9300, 9450, 9600, 9750, 9900, 10050, 10200, 10350, 10500, 10650, 10800, 10950, 11100, 11250, 11400, 11550, 11700, 11850, 12000, 12150, 12300, 12450, 12600, 12750, 12900, 13050, 13200, 13350, 13500, 13650, 13800, 13950, 14100, 14250, 14400, 14550, 14700, 14850, 15000, 15150, 15300, 15450, 15600, 15750, 15900, 16050, 16200, 16350, 16500, 16650, 16800, 16950, 17100, 17250, 17400, 17550, 17700, 17850, 18000, 18150, 18300, 18450, 18600, 18750, 18900, 19050, 19200, 19350, 19500, 19650, 19800, 19950, 20100, 20250, 20400, 20550, 20700, 20850, 21000, 21150, 21300, 21450, 21600, 21750, 21900, 22050, 22200, 22350, 22500, 22650, 22800, 22950, 23100, 23250, 23400, 23550, 23700, 23850, 24000, 24150, 24300, 24450, 24600, 24750, 24900, 25050, 25200, 25350, 25500, 25650, 25800, 25950, 26100, 26250, 26400, 26550, 26700, 26850, 27000, 27150, 27300, 27450, 27600, 27750, 27900, 28050, 28200, 28350, 28500, 28650, 28800, 28950, 29100, 29250, 29400, 29550, 29700, 29850, 30000, 30150, 30300, 30450, 30600, 30750, 30900, 31050, 31200, 31350, 31500, 31650, 31800, 31950, 32100, 32250, 32400, 32550, 32700, 32850, 33000, 33150, 33300, 33450, 33600, 33750, 33900, 34050, 34200, 34350, 34500, 34650, 34800, 34950, 35100, 35250, 35400, 35550, 35700, 35850, 36000, 36150, 36300, 36450, 36600, 36750, 36900, 37050, 37200, 37350, 37500, 37650, 37800, 37950, 38100, 38250, 38400, 38550, 38700, 38850, 39000, 39150, 39300, 39450, 39600, 39750, 39900, 40050, 40200, 40350, 40500, 40650, 40800, 40950, 41100, 41250, 41400, 41550, 41700, 41850, 42000, 42150, 42300, 42450, 42600, 42750, 42900, 43050, 43200, 43350, 43500, 43650, 43800, 43950, 44100, 44250, 44400, 44550, 44700, 44850, 45000, 45150, 45300, 45450, 45600, 45750, 45900, 46050, 46200, 46350, 46500, 46650, 46800, 46950, 47100, 47250, 47400, 47550, 47700, 47850, 48000, 48150, 48300, 48450, 48600, 48750, 48900, 49050, 49200, 49350, 49500, 49650, 49800, 49950, 50100, 50250, 50400, 50550, 50700, 50850, 51000, 51150, 51300, 51450, 51600, 51750, 51900, 52050, 52200, 52350, 52500, 52650, 52800, 52950, 53100, 53250, 53400, 53550, 53700, 53850, 54000, 54150, 54300, 54450, 54600, 54750, 54900, 55050, 55200, 55350, 55500, 55650, 55800, 55950, 56100, 56250, 56400, 56550, 56700, 56850, 57000, 57150, 57300, 57450, 57600, 57750, 57900, 58050, 58200, 58350, 58500, 58650, 58800, 58950, 59100, 59250, 59400, 59550, 59700, 59850, 60000, 60150, 60300, 60450, 60600, 60750, 60900, 61050, 61200, 61350, 61500, 61650, 61800, 61950, 62100, 62250, 62400, 62550, 62700, 62850, 63000, 63150, 63300, 63450, 63600, 63750, 63900, 64050, 64200, 64350, 64500, 64650, 64800, 64950, 65100, 65250, 65400, 65550, 65700, 65850, 66000, 66150, 66300, 66450, 66600, 66750, 66900, 67050, 67200, 67350, 67500, 67650, 67800, 67950, 68100, 68250, 68400, 68550, 68700, 68850, 69000, 69150, 69300, 69450, 69600, 69750, 69900, 70050, 70200, 70350, 70500, 70650, 70800, 70950, 71100, 71250, 71400, 71550, 71700, 71850, 72000, 72150, 72300, 72450, 72600, 72750, 72900, 73050, 73200, 73350, 73500, 73650, 73800, 73950, 74100, 74250, 74400, 74550, 74700, 74850, 75000, 75150, 75300, 75450, 75600, 75750, 75900, 76050, 76200, 76350, 76500, 76650, 76800, 76950, 77100, 77250, 77400, 77550, 77700, 77850, 78000, 78150, 78300, 78450, 78600, 78750, 78900, 79050, 79200, 79350, 79500, 79650, 79800, 79950, 80100, 80250, 80400, 80550, 80700, 80850, 81000, 81150, 81300, 81450, 81600, 81750, 81900, 82050, 82200, 82350, 82500, 82650, 82800, 82950, 83100, 83250, 83400, 83550, 83700, 83850, 84000, 84150, 84300, 84450, 84600, 84750, 84900, 85050, 85200, 85350, 85500, 85650, 85800, 85950, 86100, 86250, 86400, 86550, 86700, 86850, 87000, 87150, 87300, 87450, 87600, 87750, 87900



PIPE ID	STRUCTURE US	STRUCTURE DS	INVERT DS	INVERT US	LENGTH DS	LENGTH US	SIZE (IN)	NOTES
S-2	S-2	S-1	694.87	695.71	112	1,245	8	POC 36
S-8	S-8	S-2	696.01	694.07	108	0.63	8	POC 36



