

**MINUTES**  
**October 9, 2018 – 5:30 p.m.**  
**Planning and Zoning Commission**  
**Muscatine City Hall**  
**City Council Chambers**

**Present:** Jodi Hansen, Steve Nienhaus, Rochelle Conway, Andrew Anderson, John Sayles, Wendi Ingram, and Robert McFadden

**Staff:** Andrew Fangman, City Planner, Community Development  
Christa Bailey, Office Coordinator, Community Development  
Lindsay Whitson, Community Development Coordinator, Community Development

Chairperson Jodi Hansen opened the meeting at 5:30 p.m and read the Mission Statement.

**Minutes:**

Steve Neinhaus motioned to approve the minutes submitted for the September 11, 2018 meeting; seconded by Wendi Ingram. All ayes, motion carried.

**Development Plan:**

**Development Plan – Silvin Reed – 3200 Harmony Lane – to allow for a 0.95 acre parcel to be split, and for the construction of a 50’ by 80’ pole building, which is to be used for personal storage by the applicant.**

Silvin Reed, 2903 Allen St, was present to discuss the request of the proposed development plan which would allow for a 0.95 acre parcel to be split from the adjoining ground. Reed’s mother currently owns the land and has a pole building currently built on the property. Reed has discussed with his mother selling part of the property to him so that he may construction his own pole building for personal storage. Jodi Hansen asked Andrew Frangman if there has been any comments from neighbors which Fangman replied no. Hansen then asked if the Commission had any further inquiries for Reed. As there were none, Hansen asked what the staff recommendation was. Fangman replied that it is recommended, the request meets the character of the other surrounding land and that in 2005 Planning and Zoning Commission had previously approved a similar pole building in the area. John Sayles motioned to approve the development plan; Rochelle Conway seconded. All ayes, motioned carried.

**Other:**

**Proposed Amendment to the Urban Renewal Plan and Expansion of the Urban Renewal Area – Review and recommendation on conformity with the adopted comprehensive plan.**

Andrew Fangman explained that any time a proposed amendment is submitted for the Urban Renewal Plan the first step is for the Planning and Zoning Commission to review and give an opinion. Robert McFadden questioned how many homes would be built according to the amendment. Fangman replied that the plan is estimating 62. Jodi Hansen questioned if these would all be single-family homes. Fangman stated that there may be some duplexes also but he is not positive as the final plans have not been submitted yet. Andrew Anderson asked why this review has come to the Commission. Fangman explained that the S-3 district allows such a broad variety of permissive uses that any type of development can exist as long as it is approved by the City so the Commission is to review that the proposed development is in the best interest of the City and form an opinion for Council to consider. Robert McFadden asked whether the amendment would create revenue for the city due to taxes? Fangman replied yes it would plus because this is not low-income housing there would not be restrictions placed on the taxes use so the revenue can be spent towards other housing options anywhere in the city. Fangman also explained that the TIF money will be spent on the city infrastructures including the streets and sewers. John Sayles questioned whether the roundabout will be completed before development is done. Fangman stated the roundabout is to be started after school is released this summer and it will be done before any residents move into the new homes to be built. Robert McFadden motioned to approve a recommendation for the proposed amendment to the Urban Renewal Plan and Expansion of the Urban Renewal Area to be accepted; John Sayles seconded. All ayes, motion carried.

**Election of Officers:**

Steve Nienhaus motioned to approve Jodi Hansen as the Chairperson of the Commission; Wendi Ingram seconded. All ayes, motion carried.

Jodi Hansen motioned to approve Steve Nienhaus as the Vice Chairperson of the Commission; John Sayles seconded. All ayes, motion carried.

Meeting adjourned.

ATTEST:

Respectfully Submitted,

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Jodi Hansen, Chairperson  
Planning & Zoning Commission

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Andrew Fangman, Secretary  
City Planner