

**MINUTES**  
**May 14, 2019 – 5:30 p.m.**  
**Planning and Zoning Commission**  
**Muscatine City Hall**  
**City Council Chambers**

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

**Excused:** Wendi Ingram

**Staff:** Andrew Fangman, Assistant Community Development Director, Community Development  
Lindsay Whitson, Planner I, Community Development

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

**Minutes:**

Ms. Hansen stated that she would like the minutes to reflect that she had asked Mr. Anderson and Ms. Ingram to explain their opposition to keeping the City's hard surfacing ordinance in place as is so that Mr. Fangman could provide clarification at a future City Council meeting. Mr. Anderson corrected the minutes by stating that he was not in favor of eliminating the requirement of a solid 6' fence. Mr. McFadden moved to approve the minutes with the necessary edits, and Mr. Anderson seconded the motion. All ayes, motion carried.

**Other:**

**Rezoning Case #PZZ-7 – Muscatine County – 1.5 Acres along 5th Street between Walnut Street to Mulberry Avenue – C-1 Neighborhood & General Commercial & R-5 Multi-Family Residence to C-2 Central Commercial**

Mr. Fangman outlined the reasoning for the rezoning request submitted by Muscatine County. Muscatine County is proposing to construct a new maintenance facility for the Muscatine County General Services Department on a County owned parking lot that is located on 5<sup>th</sup> Street. Mr. Sayles asked if the City has seen a site plan for the building. Mr. Fangman replied that not at the moment, but that a site plan would need to be submitted and reviewed by the necessary parties.

Mike Nolan, 3116 Alpine Court in Iowa City, IA (representing the applicant), assured the Commission that the newly constructed building will blend nicely with its surrounding buildings. Mr. Sayles asked if there will be a pole barn there and Mr. Nolan stated no.

Mr. Anderson stated that he would love to see high-density use in this particular area and building in a way that would not exclude further development. Mr. Nolan responded that the building will be placed in a manner to preserve general space.

Mr. Sayles referred to one of the handouts and asked where the occupants of the cars in the pictures work and if there would be plenty of block parking made available. Mr. Nolan said that the County owns the parking lot and that some city staff are allowed to utilize the parking lot and that the courthouse has some parking availability there as well. Mr. Nolan also stated that yes, there will be plenty of block parking.

Mr. Anderson encouraged the building to be built as close to the street as possible to optimize the use of the space.

Cheryl Linderman, 409 E. 5<sup>th</sup> Street, asked if on-street parking will remain the same on the 400 block of 5<sup>th</sup> Street. Mr. Fangman responded that on-street parking would not change. Mr. Nolan stated that at the moment there is no plan to make a request change to the current on-street parking made available, but that a site plan has not yet been submitted. Mr. Fangman said that it would be hard to see that any major changes to the parking availability would be needed.

Mr. McFadden motioned to approve the rezoning case; seconded by Mr. Sayles. 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  
Assistant Community Development Director