

**MINUTES**  
**September 15, 2020 – 5:30 p.m.**  
**Planning and Zoning Commission**  
**Muscatine City Hall**  
**City Council Chambers and Online GoToMeeting**

**Present:** Andrew Anderson, Kayla Bendorf, Jodi Hansen, Wendi Ingram, Robert McFadden, Mark Seaman and Steve Nienhaus (Steve Nienhaus logged into the meeting late via telephone)

**Excused:**

**Staff:** Andrew Fangman, Assistant Community Development Director, Community Development  
Christa Bailey, Office Coordinator, Community Development

Chairperson Jodi Hansen opened the meeting at 5:30 p.m. and read the mission statement.

**Minutes:**

Mark Seaman motioned to approved the August 11, 2020 minutes; seconded by Kayla Bendorf. All ayes, motion carried.

**Rezoning:**

**Rezoning Case #PZZ-13 • City of Muscatine • 304 Iowa Avenue (Former Musser Public Library) • R-5 Multi-Family Residence to C-2 Central Commercial.**

Andrew Fangman explained that the Stanley Center for Peace and Security, a locally based private foundation, is working to acquire the former site of the Musser Public Library from the City of Muscatine with the intent of relocating their offices after renovating the building. However, the site is currently zoned as R-5 Multi-Family Residence which does not permit office uses so the City is proposing to rezone the site to C-2 Central Commercial to allow the building to be used as offices. The rezoning to C-2 is consistent with the majority of the adjoining downtown Muscatine and the three other buildings located at the same intersection of Iowa Avenue and Third Street. Mr. Fangman stated that it is a mystery as to why the site was zoned as R-5 in the first place and now it has created difficulty in finding a legal way to reuse without having to rezone the site or apply for a variance.

Andrew Anderson commented that he commends the Stanley Center for Peace and Security for revitalizing downtown Muscatine by reusing a current building.

Robert McFadden motioned to approve the rezoning; seconded by Andrew Anderson. All ayes, motion carried.  
Mark Seaman abstained from voting as he works for the Stanley Center for Peace and Security.

**Subdivision:**

**Subdivision Case #PZS-14 • Arbor Commons Subdivision • NSPW Enterprises • 62 lots • 12.38 acres • Southwest Corner of West Fulliam Avenue and Duncan Drive**

Andrew Fangman explained the subdivision process to the Commission Members as it has been over a decade since the last subdivision was created in Muscatine and as the final step before the subdivision lots can be sold to begin constructing residences, a final plat must be submitted and approved by the Planning and Zoning Commission and City Council once the construction of the infrastructure that is to be dedicated to the City is finished.

Andrew Anderson asked if the City is then responsible for maintaining the infrastructure to which Mr. Fangman stated yes, once the City streets and sewage lift station infrastructure are transferred from private ownership to public the City is responsible for maintenance.

Jeff Sorensen, 620 Wier St, a representative of NSPW Enterprises shared that all the infrastructure construction is complete and has been inspected by the City Engineer and Inspectors, meaning they are now ready to move to the next step of submitting a final plat.

Andrew Anderson motioned to approve the final plat for the Arbor Commons Subdivision; seconded by Wendi Ingram.  
All ayes, motion carried.  
Kayla Bendorf abstained from voting as she works for NSPW Enterprises.

Meeting adjourned at 5:43 p.m.

ATTEST:

Respectfully Submitted,

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Jodi Hansen, Chairperson  
Planning and Zoning Commission

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Andrew Fangman, Secretary  
Assistant Community Development Director

DRAFT