

**MINUTES**  
**November 9, 2021 – 5:30 p.m.**  
**Planning and Zoning Commission**  
**Muscatine City Hall**  
**City Council Chambers**  
**Online GoToMeeting**

**Present:** Andrew Anderson, Kayla Bendorf, Sharon Froelich, Jodi Hansen and Steve Nienhaus

**Excused:** Robert McFadden and Mark Seaman

**Staff:** Andrew Fangman, Assistant Community Development Director, Community Development  
Christa Bailey, Office Coordinator, Community Development  
April Limburg, Planner I, Community Development

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

**Minutes:**

Andrew Anderson motioned to approve the October 12, 2021 minutes; seconded by Sharon Froelich. All ayes, motion carried.

**Subdivision:**

**PZVS-23 • Muscatine Highway 61 South Subdivision • U.S. 61 Bypass (Unincorporated Muscatine County)**

John Eichelberger, the attorney for the property owner Cedar Street Investments or Loretta Mealy, was present to discuss the subdivision on Ms. Mealy's behalf. Mr. Eichelberger explained that the purpose of the subdivision is to allow for lot 2 to be sold to Heuer Construction and that lot 1 may be sold in the future to Pat Mealy, who is Ms. Mealy's son, for his own personal use.

Andrew Anderson questioned whether the ground located adjacent to the subdivision would be retained by Cedar Street Investments, to which Mr. Eichelberger responded yes it will be retained and not sold.

Steve Nienhaus motioned to approve the Subdivision; seconded by Andrew Anderson. All ayes, motion carried.

Meeting adjourned at 5:37 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