

MINUTES
April 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, 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.

Rezoning:

PZZ-11 • M-2 General Industrial and R-3 Single Family Residential to M-2 General Industrial • Musco Lighting • 1 parcel • 17.4 Acres • 1900 Block of Stewart Road

Brett Nelson, a General Manager for Musco Lighting located at 2107 Stewart Rd, was present to discuss the rezoning request. Mr. Nelson explained that Musco Lighting acquired the parcel that directly adjoins the north side of their current operations roughly 2 years ago with the intention to expand their operations onto that property. The future expansion would include the construction of 2 new buildings over a period of 5 years. Mr. Nelson stated that Musco Lighting was previously landlocked and could not expand without purchasing this property.

Jodi Hansen questioned whether the expansion would include the same type of manufacturing that is currently done, to which Mr. Nelson responded yes, it will be an expansion of current manufacturing and will not introduce any new. Mr. Nelson shared that Musco Lighting did hold a meeting for the surrounding neighbors to answer any questions and 7 neighbors attended.

Andrew Fangman clarified that the parcel in question has been split zoning for a long time and to utilize the majority of the property as industrial, the zoning must be changed to M-2 General Industrial.

Sharon Froelich commended Musco Lighting on being considerate of their neighbors and working with them while planning the proposed development. Andrew Anderson also commended Musco Lighting for going above and beyond the minimum requirements in consideration of their neighbors.

Scott Sauer, owner of Big Bay Storage LLC located at 1097 Stewart Rd, shared that he approves of the proposed development and affirmed Musco Lighting to be a wonderful neighbor.

Sharon Froelich motioned to approve the Rezoning; seconded by Andrew Anderson. All ayes, motion carried.

Meeting adjourned at 5:47 p.m.

ATTEST:

Respectfully Submitted,

Jodi Hansen, Chairperson
Planning and Zoning Commission

Andrew Fangman, Secretary
Assistant Community Development Director