

**MINUTES**  
**June 14, 2016 – 5:30 p.m.**  
**Planning and Zoning Commission**  
**Muscatine City Hall**  
**City Council Chambers**

**Present:** John Sayles, Larry Wolf, Rochelle Conway, Jodi Hansen, Jordan Pahl, and Steve Nienhaus

**Staff:** Andrew Fangman, City Planner, Community Development  
Stephanie Oien, Office Coordinator, Community Development

**Also:** Tom Meeker

Chairperson Larry Wolf opened the meeting at 5:30 p.m.

**Minutes:** Staff reported that the minutes from the April 12, 2016, meeting were incomplete and would be submitted at a future meeting.

**Rezoning:**

**Rezoning Case # Z-140-16 – Muscatine Downtown Investors LLC (Tom & Ann Meeker) – 1409 Wisconsin Street (former Garfield Elementary School) –R-3 Single Family Residential to S-2 Institutional Office and M-1 Light Industrial**

Tom Meeker was present to discuss the request. He indicated that Optimae was looking to expand their offices into the former school building. Mr. Meeker advised that Optimae is a good neighbor at their current location. He indicated that he wasn't sure what will come of the other three lots. He speculated that Optimae may expand and offer handicap housing. Sayles asked if the three lots were zoned M-1, would Meeker pursue a zoning change if required at a later time for the possible housing. Hansen asked if there was any interest in selling the lots. Meeker replied that they want to keep them. He added that if Optimae wanted to expand his company would construct the housing units for them. Fangman noted that an S-2 Zoning District runs along Park Avenue. He explained that this is a good district with a wide range of uses; all less intrusive than a school. Fangman also stated that the M-1 Zoning District has buffering requirements from adjacent residential areas. Nienhaus asked how many people would be at the building. Meeker responded that Optimae staff and occasionally clients would be on-site. He noted that most of their care is outside of the office as in-home providers. Hansen motioned to approve the request; seconded by Conway. All eyes, motioned carried.

Adjourn.

Respectfully Submitted,

Andrew Fangman, Secretary  
City Planner

ATTEST:

Larry Wolf, Chairperson  
Planning & Zoning Commission