

**MINUTES**  
**June 14, 2022 – 5:30 p.m.**  
**Planning and Zoning Commission**  
**Muscatine City Hall**  
**City Council Chambers**  
**Online GoToMeeting**

**Present:** Andrew Anderson, Sharon Froelich, Jodi Hansen, Steve Nienhaus and Mark Seaman

**Excused:** Kayla Bendorf and Robert McFadden

**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 May 10, 2022 minutes; seconded by Sharon Froelich. All ayes, motion carried.

**Development Plan:**

**24 Unit Multi-Family Dwelling • Southern End of Palms Drive (3612 Palms Drive)**

Adam Gillitzer, 27 Valley View Dr Blue Grass, Iowa, was present to discuss the development plan request on behalf of Gillitzer Investment Properties (GIP) LLC. Mr. Gillitzer explained that he currently owns several multi-unit complexes in Moline, Illinois but he would like to expand into other cities and since he is familiar with Muscatine and likes the area he would like to develop, construct and maintain two 12-unit apartment buildings on the Palms Drive parcel.

Andrew Anderson questioned how many total units Mr. Gillitzer currently owns and maintains in Moline, to which Mr. Gillitzer replied he owns 48 units but would like to move to a smaller town. Mr. Anderson inquired whether Mr. Gillitzer would apply for public financing to construct the apartment buildings and Mr. Gillitzer stated he has been preapproved by a bank to fund the project privately. Mr. Anderson asked whether the units would be fair market or income based and for more specifics about the design of the apartment buildings. Mr. Gillitzer explained the units will be fair market and that while he does not have any finalized designs at the moment, he is looking at several options that meet the setback requirements but the general plan for the apartment buildings is to have a mixture of siding and brick veneer for the exterior, then each unit will be roughly 900-1000 square feet with 2 bedrooms, 2 bathrooms, and a balcony.

Mark Seaman motioned to approve the Development Plan; seconded by Steve Nienhaus. All ayes, motion carried.

**Capital Improvement Plan:**

April Limburg presented to the commission the 2022-2026 Capital Improvement Plan, which is comprised of roughly 109 projects that the City wishes to complete in the four year time period. The order of priority for completion of the projects is determined by a point system which assigns a separate value to each identified designation or requirement. Notable major projects for the 2022-2026 Capital Improvement Plan include corridor replacements, public restrooms, construction of a synthetic field with an inflatable dome, and upgrades to the electrical, mechanical, and plumbing for City Hall.

Andrew Anderson inquired about how many of the projects typically get initiated within the plan's timeframe, to which Andrew Fangman stated the plan is essentially a wish list of City projects with 25-30% of the projects being done within the original timeframe but the majority of the projects continue to get rolled over into the next Capital Improvement Plan until they eventually get completed.

Sharon Froelich questioned what happens if emergency projects pop up, if those would affect the plan, and whether there are any contingency funds for emergencies. Mr. Fangman explained that it the plan is used as a planning tool but it does not commit the City to completing any particular projects within a specific timeframe so the plan is adaptable and is not an obstacle if any emergencies were to arise.

Mark Seaman voiced concerns about the Muscatine Art Center Expansion project as he believes the purpose and need for the project is not properly conveyed which resulted in an inaccurate assignment of points with the project then appearing to be less of a priority than he believes it should be, so Mr. Seaman asked Community Development staff to revisit the point scoring. Jodi Hansen commented that she agrees with Mr. Seaman's concerns and requested the project's points to be reviewed. April Limburg stated she would review the Muscatine Art Center Expansion project specifically for any necessary updates based on Mr. Seaman's remarks. Ms. Limburg added that she would also review the rest of the projects to ensure consistent point scoring is used throughout the entire plan and present the updated plan to the commission at the next meeting.

Review of the proposed Capital Improvement Plan will continue into the next Planning and Zoning Commission meeting.

Meeting adjourned at 5:58 p.m.

ATTEST:

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Jodi Hansen, Chairperson  
Planning and Zoning Commission

Respectfully Submitted,

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Andrew Fangman, Secretary  
Assistant Community Development Director