

MINUTES
August 9, 2022 – 5:30 p.m.
Planning and Zoning Commission
Muscatine City Hall
City Council Chambers
Online GoToMeeting

Present: Andrew Anderson, Kayla Bendorf, Sharon Froelich, Steve Nienhaus, and Mark Seaman

Excused: Jodi Hansen and Robert McFadden

Staff: Andrew Fangman, Assistant Community Development Director, Community Development
April Limburg, Planner, Community Development

Vice-Chairperson Andrew Anderson opened the meeting at 5:30 p.m. and read the mission statement.

Minutes:

Mark Seaman motioned to approve the July 12, 2022 minutes with corrections; seconded by Sharon Froelich. All ayes, motion carried.

Development Plan:

Nick Bettis with Axiom Consultants went gave an overview of the Muscatine School Districts central production kitchen. The site is on 2.52 acres in the 3000 block of Lucas Street. The proposed building will be approximately 7,090 square feet with approximately 1,350 square foot of administration space including offices, conference room, reception area, and toilet rooms. The facility will have 15 staff. There will be a space dedicated to deliveries to the buildings loading dock for the expected five deliveries by semi-truck from 6:00 am to 9:00 am over the course of each week. The hours of the kitchen will be 5:00 am to 4:00 pm Monday through Friday.

Lawrence Winkle a resident located at 3107 Lucas St was in attendance to learn more about the project and had concerns with extra traffic as well as possible expansion in the future. Mr. Winkle was advised the project has gone under a review process, through the School Board, the Agricultural Center, and will need to be approved by City Council. Mr. Seaman want to clarify where the loading dock was located. Ms. Froelich also had concerns with traffic in and out mainly dealing with food deliveries to the schools for both breakfast and lunch.

Mr. Seaman made a motion to approve the development plan for the proposed central production kitchen; seconded by Ms. Froelich. All ayes, motion carried.

Election of Officers:

Mr. Anderson made a motion to elect Jodi Hansen Chairperson and himself as Vice Chairperson; seconded by Mr. Seaman. All ayes, motion carried.

Meeting adjourned at 5:45 p.m.

ATTEST:

Respectfully Submitted,

Andrew Anderson, Vice-Chairperson
Planning and Zoning Commission

Andrew Fangman, Secretary
Assistant Community Development Director