

Planning & Zoning Commission  
Tuesday, March 13, 2018 – 5:30 p.m.  
City Hall Council Chambers

**Present:** John Sayles, Rochelle Conway, Jordan Pahl, & Wendi Ingram

**Excused:** Steve Nienhaus, Jodi Hansen, & Andrew Anderson,

**Staff:** Andrew Fangman, City Planner, Community Development

Acting Chairperson John Sayles opened the meeting at 5:30 p.m.

**Other:**

Proposed Amendment to the Urban Renewal Plan and Expansion of the Urban Renewal Area.  
Review and recommendation on conformity with the adopted comprehensive plan.

Fangman explained what the Commission was being asked to do, that they were to make a recommendation on if the proposed amendments to the Urban Renewal Plan were on conformity with the goals of the adopted Comprehensive Plan.

Ingram asked if the proposed Steamboat Lofts apartment complex, which is listed as a new project in proposed URP amendment, would have a negative impact on the property values of nearby single-family homes. Fangman responded, that as they were not directly adjacent, with nearly 700' between the nearest existing home and the proposed Apartment complex that there is very little chance that property values would be impact. Fangman offered up as a local example of this, the fact some the highest value homes in Muscatine, on Stonebridge, are located 350' from the Cedar Park Apartment complex, an older apartment complex serving low to moderate income households.

General discussion was then had on the fact that inclusion of a project in URP does not obligate the city offer finial incentives, only that it makes said projects eligible for such incentives.

Conway then motioned to find that proper amendments to Urban Renewal Plan to be in conform to goal of the adopted comprehensive plan. Pahl seconded. Motion carried 4-0.

Meeting adjourned.