

MINUTES
January 12, 2021 – 5:30 p.m.
Planning and Zoning Commission
Online GoToMeeting

Present: Andrew Anderson, Kayla Bendorf, Jodi Hansen, Wendi Ingram, Mark Seaman and Steve Nienhaus

Excused: 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 December 8, 2020 minutes; seconded by Wendi Ingram. All ayes, motion carried.

Other:

Proposed Amendment to the Urban Renewal Plan and Expansion of the Urban Renewal Area.

Andrew Fangman explained to the Commission that the proposed amendment and expansion relates to TIF financing because for a project to qualify for TIF financing it must be located within the Urban Renewal Area and written in the Urban Renewal Plan. Mr. Fangman stated that the new Colorado Senior Lofts, Grandview Senior Lofts, and Steamboat Apartment projects were previously approved by both the Commission and City Council, the added territory for the Colorado Senior Lofts was annexed into the City in February of 2020, and the description updates change the maximum amount of assistance the Small Forgivable Business Loan Program and Hershey Building Redevelopment Project are eligible for.

Andrew Anderson asked Mr. Fangman to explain how the numbers detailed in the Urban Renewal Plan for the Constitutional debt limit of the City and the Proposed debt to be incurred under the February 2021 Amendment are figured because his calculations did not match those numbers. Wendi Ingram added that one of the numbers might be transposed. Mr. Fangman stated that the finance director prepares those numbers and he would have her verify the calculated numbers and correct them if need be prior to presenting the proposed amendments and expansion to City Council.

Jodi Hansen asked Mr. Fangman to explain the background on the Steamboat Apartments because the development plan was approved in 2001 before any of the current Commission members were involved. Mr. Fangman explained that no rezoning was necessary for this project but the parcel is zoned as S-3 Large Scale Mixed Use Development, which allows essentially all the permissive uses allowed in the residential zoned districts but the development plan must be presented to and approved by the Commission and the City Council, and that process was completed in 2001. These apartments have been in the works for several years now and will continue to be. Ms. Hansen asked if they were planning to start construction soon, to which Mr. Fangman answered they are going through the required site plan review process right now and plan to start construction in the spring of 2021.

Steve Nienhaus motioned to accept the proposed amendments to the Urban Renewal Plan and expansion of the Urban Renewal Area; seconded by Kayla Bendorf. All ayes, motion carried.

Andrew Anderson commented that he is excited for these low and moderate income housing development projects because the most recent housing study for Muscatine showed that housing for those income levels is desperately needed but he would also like to see the City have incentives for middle and higher income housing projects. Andrew Fangman echoed Mr. Anderson's comment, adding that Muscatine's future looks positive as the first residential subdivision in 15

years was recently started which will add many new homes and that he has recently received more interest from developers than he has in the entire 10 years he has been with the City.

Meeting adjourned at 5:48 p.m.

ATTEST:

Respectfully Submitted,

Jodi Hansen, Chairperson
Planning and Zoning Commission

Andrew Fangman, Secretary
Assistant Community Development Director

DRAFT