

**MINUTES**  
**October 12, 2021 – 5:30 p.m.**  
**Planning and Zoning Commission**  
**Muscatine City Hall**  
**City Council Chambers**  
**Online GoToMeeting**

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

**Excused:** Andrew Anderson, Jodi Hansen and Robert McFadden

**Staff:** Andrew Fangman, Assistant Community Development Director, Community Development  
Christa Bailey, Office Coordinator, Community Development  
April Limburg, Planner I, Community Development

Acting Chairperson Kayla Bendorf opened the meeting at 5:30 p.m. and read the mission statement.

**Minutes:**

Sharon Froelich motioned to approve the September 14, 2021 minutes; seconded by Steve Nienhaus. All ayes, motion carried.

**Right of Way Vacations:**

**PZVROW-11 • City of Muscatine • The Alley Right of Way Located Between 1248 East 5<sup>th</sup> Street and 1300 East 5<sup>th</sup> Street (Continued from the September 14 meeting)**

April Limburg reiterated that the City has requested the right of way vacation request with the intent to deed the vacated right of way to the adjacent property owners for more green space but the alley is developed and is currently used so the alley would have to be permanently closed. Ms. Limburg then explained that per the Commission's request she had extended the radius for notifying nearby property owners to roughly 400 feet which encompassed 64 properties. Ms. Limburg stated that of all the notices sent out she was only contacted by four property owners, three of which supported the alley closure because they think it is dangerous and the fourth loves to use that particular alley but understands the need to close it as he agreed the alley is dangerous.

Mark Seaman questioned how the alley is dangerous and Ms. Limburg responded that there is a blind corner as vehicles in the alley have limited sight for oncoming traffic coming up the hill on East 5<sup>th</sup> Street. Andrew Fangman added that the City's traffic committee also deemed the alley dangerous due to the steep hill and blind corner.

Mr. Fangman shared that Commission member Andrew Anderson had called him to state that he is in favor of the alley closure as long as the neighbors are not opposed.

Steve Nienhaus motioned to approve the Right of Way Vacation; seconded by Mark Seaman. All ayes, motion carried.

Meeting adjourned at 5:40 p.m.

**ATTEST:**

Respectfully Submitted,

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Kayla Bendorf, Acting Chairperson  
Planning and Zoning Commission

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Andrew Fangman, Secretary  
Assistant Community Development Director