

**MINUTES**  
**May 10, 2022 – 5:30 p.m.**  
**Planning and Zoning Commission**  
**Muscatine City Hall**  
**City Council Chambers**  
**Online GoToMeeting**

**Present:** Andrew Anderson, Kayla Bendorf, Sharon Froelich, Jodi Hansen and Mark Seaman

**Excused:** Robert McFadden and Steve Nienhaus

**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 April 12, 2022 minutes; seconded by Kayla Bendorf. All ayes, motion carried.

**Subdivision:**

**PZS-25 • Greenhaw Corner • 310 Cleveland St**

Jim Greenhaw, 1954 Hale St, was present to discuss the subdivision request stating that he recently purchased the property at 310 Cleveland St and it is larger than what he needs so he hopes to sell the new lot to bring in another business.

Andrew Anderson questioned where the access would be for the two proposed properties. Mr. Greenhaw stated he plans to turn the existing exit into an entrance and both properties or businesses would share the driveways. Mr. Greenhaw also commented that he may contact the Iowa DOT in the future about creating an additional entrance off of Highway 61.

Andrew Anderson inquired if any businesses had expressed interest in the proposed new lot to which Mr. Greenhaw responded no businesses but he anticipates the business would be something similar to a coffee joint or fast-food restaurant.

Mark Seaman motioned to approve the Subdivision; seconded by Andrew Anderson. All ayes, motion carried.

**Utility Easement Vacations:**

**PZVE-12 • Lots 2 and 3 of the Beau Bien Subdivision**

Shawn Schrader, 3116 Clermont Dr, was present to discuss the vacation request explaining that he intends to combine the two lots or parcels which would eliminate the need for the utility easement.

Kayla Bendorf motioned to approve the Utility Easement Vacation; seconded by Sharon Froelich. All ayes, motion carried.

**PZVE-13 • 2923 Mulberry Ave**

No one was present on behalf of the First Baptist Church to discuss the vacation request but Andrew Fangman explained that the lot was originally multiple lots which have been combined so the utility easement is unnecessary and must be vacated.

Sharon Froelich motioned to approve the Utility Easement Vacation; seconded by Andrew Anderson. All ayes, motion carried.

Meeting adjourned at 5:41 p.m.

ATTEST:

Respectfully Submitted,

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Jodi Hansen, Chairperson  
Planning and Zoning Commission

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Andrew Fangman, Secretary  
Assistant Community Development Director