

**MINUTES**  
**April 9, 2013 – 5:30 p.m.**  
**Planning and Zoning Commission**  
**Muscatine City Hall**  
**City Council Chambers**

**Present:** George Fisher, Dyann Roby, Jane Reischauer, Rochelle Conway, Allen Harvey, and Larry Wolf.

**Excused:** David Colton.

**Staff:** Andrew Fangman, City Planner, Community Development  
Stephanie Oien, Office Coordinator, Community Development

Chairperson George Fisher opened the meeting at 5:30 p.m. and read the Mission Statement.

**Minutes:** Conway motioned to approve the minutes of the March 12, 2013, regular meeting; second by Wolf. All ayes, motion carried.

**Zoning:**

**Rezoning Case # Z-134-13 • Muscatine Power & Water • 3205 Cedar Street • R-3 Single-Family Residential to C-3 Planned Commercial • 42 Acres**

No one was present from MPW to discuss request. Commission members and staff felt comfortable proceeding. Fangman explained that this was an effort to update the zoning class to fit with the current land use. He added that the R-3 zoning predated the MPW development. The C-3 zoning is consistent with neighboring commercial development. Roby motioned to approve the request as submitted; second by Conway. All ayes, motion carried.

**Other:**

**Comprehensive Plan.** City Planner Andrew Fangman discussed the progress of the Plan update. He gave an overview of the highlights of a couple of draft chapters. Much discussion ensued.

Adjourn.

Respectfully Submitted,

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Steven Boka, Secretary  
Director of Community Development

ATTEST:

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Allen Harvey, Acting Chairperson  
Planning & Zoning Commission