



City of Muscatine

ZONING BOARD OF ADJUSTMENTS

Tuesday, January 3, 2023

The Zoning Board of Adjustments meets on the 1st Tuesday of each month at 5:30 p.m. in City Hall Council Chambers.

To participate in this meeting go to the following link:

<https://meet.goto.com/996486957>

You can also dial in using your phone:

United States: +1 (408) 650-3123

Access Code: 996-486-957

AGENDA

1. CALL TO ORDER/ROLL CALL

2. MISSION STATEMENT

3. APPROVAL OF MINUTES

A. November 1, 2022

4. CONDITIONAL USE

A. ZBACU0002-2022 filed by Kirk Butcher to allow a storefront retail business selling tobacco, cigars, and vape products located at 839 Park Ave allowed by Section 10-17-2 of City Code.

B. ZBACU0003-2022 filed by the City of Muscatine for a flood plain development permit seeking permission to install, as part of Phase 6A and 6B of the West Hill Area Sanitary and Storm Sewer Separation Project, a new sanitary sewer line behind the 100 block of East Fulliam Avenue, the proposed work would not result in any change to existing ground elevations. Such work in a designated flood plain constitutes a conditional use per City Code 10-4-5(B) and Federal FEMA regulations, and requires the approval of the Zoning Board of Adjustment.

5. ADJOURNMENT

MINUTES
November 1, 2022 – 5:30 p.m.
Zoning Board of Adjustment
Muscatine City Hall – City Council Chambers

Present: Jodi Hansen, Nancy Jensen, and Julie Wolf

Excused: Larry Murray and Robert McFadden

Staff: April Limburg, Planner, Community Development

Chairperson Jodi Hansen opened the meeting at 5:30 p.m. and read the mission statement.

Minutes:

Julie Wolf motioned to approve the minutes submitted for the October 4, 2022 meeting; seconded by Nancy Jensen. All ayes, motion carried.

Variance Appeal Cases:

Variance Appeal No. ZBAV0005-2022, place a 20' shipping container on the back portion of the parcel located at 719 Woodlawn Ave. The container will be placed 15' from the property line. Per City Code section 10-20-5 (c) (c) (a) the shipping container setback needs to be placed 25' from the property lines. Per City Code section 10-20-5 (B) (1) the containers are not permitted in the R-3 single family zoning district.

Matthew Hollingsworth located at 719 Woodlawn Ave discussed with the Board his proposal of the cargo carrier to placed on his parcel. The container would be used for storage of outside lawn equipment and tools. The carrier is at the rear of the property, will be painted gray, and is surrounding by trees on 3 sides of the container. Julie asked how have a container instead of a shed. Mr. Hollingsworth advised the container is cheaper and is less maintenance than a storage shed. The container would be placed on a fabric barrier with 3-to-4-inch rock under it.

There were no comments from the neighbors.

The Board discussed the allowances of having a cargo container as the City Code recommended to the City Council from the Planning and Zoning Commission did change a little once reviewed by Council.

Julie Wolf motioned to approve the variance appeal; seconded by Nancy Jensen. All ayes, motion carried.

Meeting adjourned at 6:00 p.m.

ATTEST:

Respectfully Submitted,

Jodi Hansen, Chairperson
Zoning Board of Adjustment

April Limburg, Secretary
Planner

COMMUNITY DEVELOPMENT

Planning,
Zoning,
Building Safety,
Construction Inspection Services,
Public Health,
Housing Inspections,
Code Enforcement

MEMORANDUM

To: Zoning Board of Adjustments
From: April Limburg, Planner
Date: November 22, 2022
Re: Conditional Use No. ZBACU0002-2022

INTRODUCTION: to allow a storefront retail business selling tobacco, cigars, and vape products located at 839 Park Ave.

BACKGROUND: A conditional use was filed by Kirk Butcher to allow to allow a storefront retail business selling tobacco, cigars, and vape products located at 839 Park Ave.
The area is zoned S-2 – Institutional – Office District per City Code section 10-17-2 this type of retail sales is permitted under a conditional use.

