

MINUTES
February 21, 2023 – 5:30 p.m.
Zoning Board of Adjustment
Muscatine City Hall – City Council Chambers

Present: Jodi Hansen, Nancy Jensen, Larry Murray, Robert McFadden, and Julie Wolf

Excused:

Staff: April Limburg, Planner, Community Development

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

Minutes:

Wolf motioned to approve the January 3, 2023 minutes; seconded by Murray. All ayes, motion carried.

Variance Appeals:

Variance Appeal ZBAV0006-2022 filed by Mike Harapat to allow access that will be passable by wheeled vehicles during the base flood located on parcel 0836230011 on Spillway Lane by Section 10-4-5 (D) (h) of City Code.

Mike Harapat purchased the parcel to build a 860 sq ft raised cabin which will be 1 foot above high flood per FEMA. To have access to the property during a flood, Harapat needed to apply for the variance.

Limburg had not been contacted by any of the neighboring properties with concerns or comments.

Wolf motioned to approve the conditional use request; seconded by McFadden. All ayes, motion carried.

Variance Appeal ZBAV0001-2023 filed by Muscatine County Social Action (MCSA) requested several variances for the following properties: 601 E 6th St, 609 Orange St, and the West Half of Lot Two (2) of Block One Hundred Sixteen (116). A 21-unit permanent housing development instead of 15 units is being proposed on the three lots. The new building will have three floors with accessible dwelling units and facility support spaces. Entry will be from the alley to the east of Orange St. The applicant would like to change the building height limitation from 35' to 47.5'. Per City Code 10-8-3 (A) the maximum structure height is 35 feet, except for as provided for in Title 10, Chapter 26. Per City Code 10-26-1(A) also requires qualifying structures built above the zoning district height limit (35'), to be set back at least 1' from every foot that zoning district height limit is exceeded by. The building setback would need to be at least 12.5' from all property lines.

The three combined parcels will be approximately 12,740 sq ft which is short of the required 21,000 sq ft for multifamily residence per City Code 10-8-3(G). This will allow for the 21 units to be placed on the smaller parcel to allow for the home at 605 6th St to remain.

They are requesting a 62% reduction in the amount of required parking spots. The current zoning requires twenty-one onsite parking spaces. Given the proximity to downtown Muscatine and the community amenities, a request has been made to reduce the parking spots from twenty-one to eight due to access to bike, bus, and walking opportunities. The ZBA per Section 10-31-2 (C) (3B) can reduce the onsite requirements. Parking would be for a maximum of 4-6 employees on site at any given time.

Scott Dahlke with MCSA was present to discuss the appeal. MCSA would like to provide a 21 unit permanent supportive housing and along with 8 parking spots for staff. The units would be efficient and in the center of the building would be an office with 24 hr staffing. The residents would have to meet income requirements as will have to sign a lease. Each unit will be a single unit and the exits will be monitored. Due to delays with the State Historic office and the cost of supplies, MCSA needed to have additional funding from the State. To cover the cost, a third floor was added to the design plan changing the initial supportive housing from 15 units to 21 units.

Jensen had concerns with staff in regards to the parking needs. Dahlke advised the Board, staff would be off set and not there all at once. The main office is only big enough to staff 2 people at a time.

Murray also had concerns with lack of parking along with loitering. Murray also asked where the utilities if a transformer would be located along with where the trash collection site would be considering this area would need to be fenced in.

Dahlke let the Board know there will be 24 hr surveillance. The units will be non-smoking units but there will be an areas 25 feet from the building in a common area for those to smoke. He also discussed 2 areas in which trash collection could be located.

The Board discussed in great depth the concerns for the lack of parking for staff and people coming to visit those living in the units. The Board also discussed several options to place the additional parking. It was discussed demolishing the house located at 601 E 6th to ensure more room for the building due to the setbacks as well as parking.

Dahlke advised the Board, the home located at 601 E 6th will not be demolished as there have been several donors who donated to ensure the foundation was fixed and to make the home habitable. The home will be rented out in the next month.

Murray would like to see an additional 5 parking spots to ensure there would be enough parking for staff and visitors. The Board agreed.

Dahlke would like to have the Board table the discussion to relook at the parking concerns as well as the placement of the trash collection.

Murray motioned to table the variance request for further information; seconded by Wolf. All ayes, motion carried.

Meeting adjourned at 6:40 p.m.

ATTEST:

Respectfully Submitted,

Jodi Hansen, Chairperson
Zoning Board of Adjustment

April Limburg, Secretary
Planner