

MINUTES
June 6, 2023 – 5:30 p.m.
Zoning Board of Adjustment
Muscatine City Hall – City Council Chambers

Present: Jodi Hansen, Nancy Jensen, Robert McFadden, Larry Murray 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.

Variance Appeal No. ZBAV05-2023 filed by Gregory Johnston to allow a cargo container for storage purposes to be located at 1111 Mulberry Ave. Per City Code Section 10-20-5 (B)(1) cargo containers are not permitted in a R4 zoning district. Per City Code Section 10-20-5 (C)(2)(C)(a,b) of setback requirements of 25' from the property line and 50' from the dwelling unit on a different parcel.

Greg Johnston, 3241 Mulberry Ave, was present to discuss the variance appeal. The property had a garage on it and was demolished several years ago. The cargo container was placed on the property for storage of lawn equipment and various other household items. Mr. Johnston discussed with the ZBA members how the cargo container could be moved to meet the required setbacks as well as painting it a reasonable color as well as trying to blend it into the neighborhood. It was also discussed on why not just remove the cargo container and place a shed in its location. Mr. Johnston placed the container there as it's safer and can be locked up better than a shed. Mr. Johnston is willing to comply with the ordinance and will do whatever he needs to do to be in compliance.

Jodi Hansen asked April Limburg if she had been contacted by any of the neighboring properties with concerns or comments, to which Ms. Limburg responded yes. An adjacent property owner on Orange St doesn't care to look at the container, would like it to fit more into the neighborhood, and doesn't want it to stick out like a sore thumb. A Council member received an email from an adjacent property owner who asked for the exception not to be granted for the placement of the container. The Council member also doesn't want the exception to set them up for loose ordinances. The City of Muscatine asked for the denial of the container due to it not meeting the required setbacks, zoning district, and not being painted or the lettering removed.

Larry Murray requested the cargo container to meet the setback requirements of 25 feet from all property lines, 50 feet from the dwelling unit on another lot, to be painted a reasonable color after the verbiage and letters are removed, and have a reasonable screening to block it from the neighbors and street view. The conditions are to be met in 90 days.

Larry Murry motioned to approve the variance appeal with the aforementioned conditions; seconded by Julie Wolf. Four ayes and One nay, motion carried.

Variance Appeal No. ZBAV06-2023 filed by Pamela and Joseph Miller to construct a 12'x18' four-season room at their residence located at 1101 Westwood Lane. Per City Code Section 10-6-3 (D) the addition doesn't meet the required setbacks of 25 feet from the rear property line in the R2 zoning district.

Joseph Miller, 1101 Westwood, was present to discuss the variance appeal request.

Robert McFadden 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