



City of Muscatine

ZONING BOARD OF ADJUSTMENTS

Tuesday, September 3, 2024

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

September 3, 2024, 5:30 PM

AGENDA

1. CALL TO ORDER/ROLL CALL

2. MISSION STATEMENT

3. APPROVAL OF MINUTES

A. June 4, 2024

4. VARIANCE APPEAL NO. ZBAV05-2024

A. Filed by Sharon Phillips to construct a 6'x14' enclosed porch located at 216 Roselawn Ave. The applicant is asking for a 0' setback to construct the enclosed porch on the property line. Per City Code Section 10-6-3 (C)(2) the minimum side yard depth setback is 6 feet.

5. CONDITIONAL USE NO. ZBACU01-2024

A. To allow the construction of a data processing center located on the parcel 0919100007 by Aurum Northland LLC. Per City Code Section 10-3-2 (C), the substation allowed as a conditional use for the AG –Agricultural District.

6. VARIANCE APPEAL NO. ZBAV06-2024

- A. Filed by Robert Wadden to construct a 22'x30' garage located at 403 W 4th St. The applicant is asking for 0' setbacks for the rear and the side to construct the garage on the property line. Per City Code Section 10-7-3 (C)(D) the minimum side yard depth setback is 6 feet and the rear setback is 25 feet in the R-4 Residential District.

7. ELECTION OF OFFICERS

8. ADJOURNMENT

MINUTES
June 4, 2024 – 5:30 p.m.
Zoning Board of Adjustment
Muscatine City Hall – City Council Chambers

Present: Jodi Hansen, Nancy Jensen, Larry Murray and Julie Wolf
Unexcused: 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: Larry Murray motioned to approve the May 7, 2024 minutes; seconded by Julie Wolf. All ayes, motion carried.

Variance Appeal No. ZBAV02-2024, filed by Ales Investments to construct two post frame buildings with multi-purpose suites available to lease on located on parcel 0828202003. The applicant is asking for a 20' setback to ensure enough room for the buildings to be constructed as well as parking. Per City Code Section 10-14-1 (B) the minimum front yard depth setback is 30 feet. Abe Ales, 164 Sherman St, was present to discuss the variance appeal and explain the purpose for constructing the two post frame buildings. There will be 8 units on each side with 16 total units. The units will be leased out to contractors as well as those who are in need of a flexible office space. The property is located next to Scooters. The units will have 14 ft overhead doors, with a window, and a man door. Each will also have a restroom facility and own utilities.

Larry had concerns with the location of the entrance coming off of Mulberry Ave with several other businesses using that area as well. April advised the Board; the Site Plan Review Committee will address that issue as the meeting for review is June 12th. April also discussed the variance would need to include a 15ft setback on the NE side due to how the property was subdivided.

Larry motioned to approve the variance appeal with the 20ft setback as well as a 15ft setback on the NE side of the property as long as the traffic concerns were addressed at the site plan meeting; seconded by Julie. All ayes, motion carried.

Variance Appeal No. ZBAV02-2024, filed by Ales Investments to construct two post frame buildings with multi-purpose suites available to lease on located on parcel 0828202003. The applicant is asking for a 20' setback to ensure enough room for the buildings to be constructed as well as parking. Per City Code Section 10-14-1 (B) the minimum front yard depth setback is 30 feet. Charles Lewis, 711 W Mississippi Dr, was present to discuss the variance appeal and explained the reason for the setback request. He would like to build a detached garage and build it back on the property to not obstruct the view of his neighbors.

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

Meeting adjourned at 5:45 p.m.

ATTEST:

Jodi Hansen, Chairperson
Zoning Board of Adjustment

Respectfully Submitted,

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: August 19, 2024
Re: Variance Appeal No. ZBAV05-2024

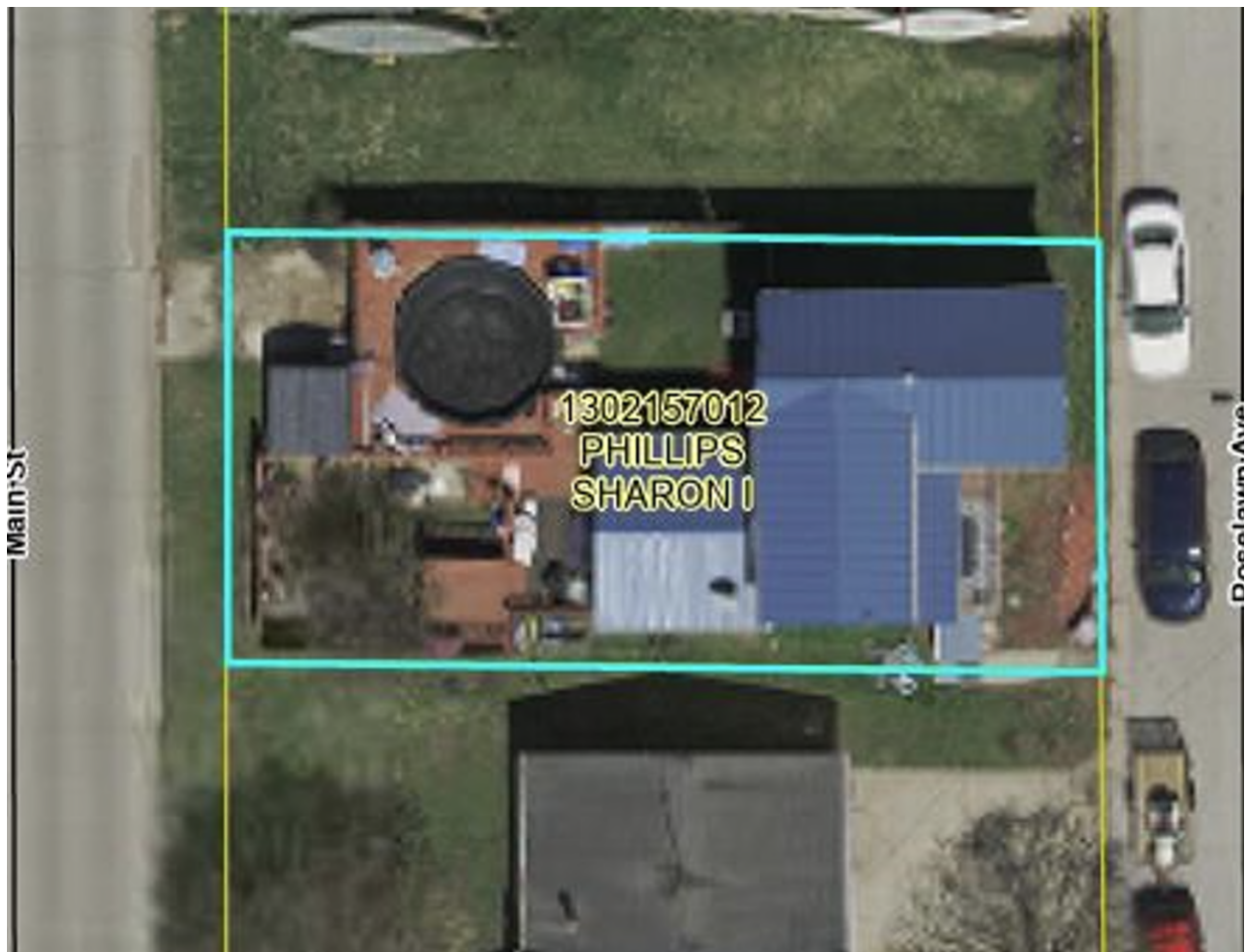
INTRODUCTION: Variance Appeal No. ZBAV05-2024, filed by Sharon Phillips to construct a 6'x14' enclosed porch located at 216 Roselawn Ave. The applicant is asking for a 0' setback to construct the enclosed porch on the property line. Per City Code Section 10-6-3 (C)(2) the minimum side yard depth setback is 6 feet.

BACKGROUND: Variance Appeal No. ZBAV05-2024, filed by Sharon Phillips to construct a 6'x14' enclosed porch located at 216 Roselawn Ave. The applicant is asking for a 0' setback to construct the enclosed porch on the property line. Per City Code Section 10-6-3 (C)(2) the minimum side yard depth setback is 6 feet.

The property currently has a fenced back yard with a pool as well as a deck around the pool. The enclosed porch per the site diagram will be located on the side of the property with access from inside the house.

The property owner is working with the building department as there were some concerns with the location and the enclosed porch diagram.

Site plan is attached.



COMMUNITY DEVELOPMENT

Planning,
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Building Safety,
Construction Inspection Services,
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Housing Inspections,
Code Enforcement

MEMORANDUM

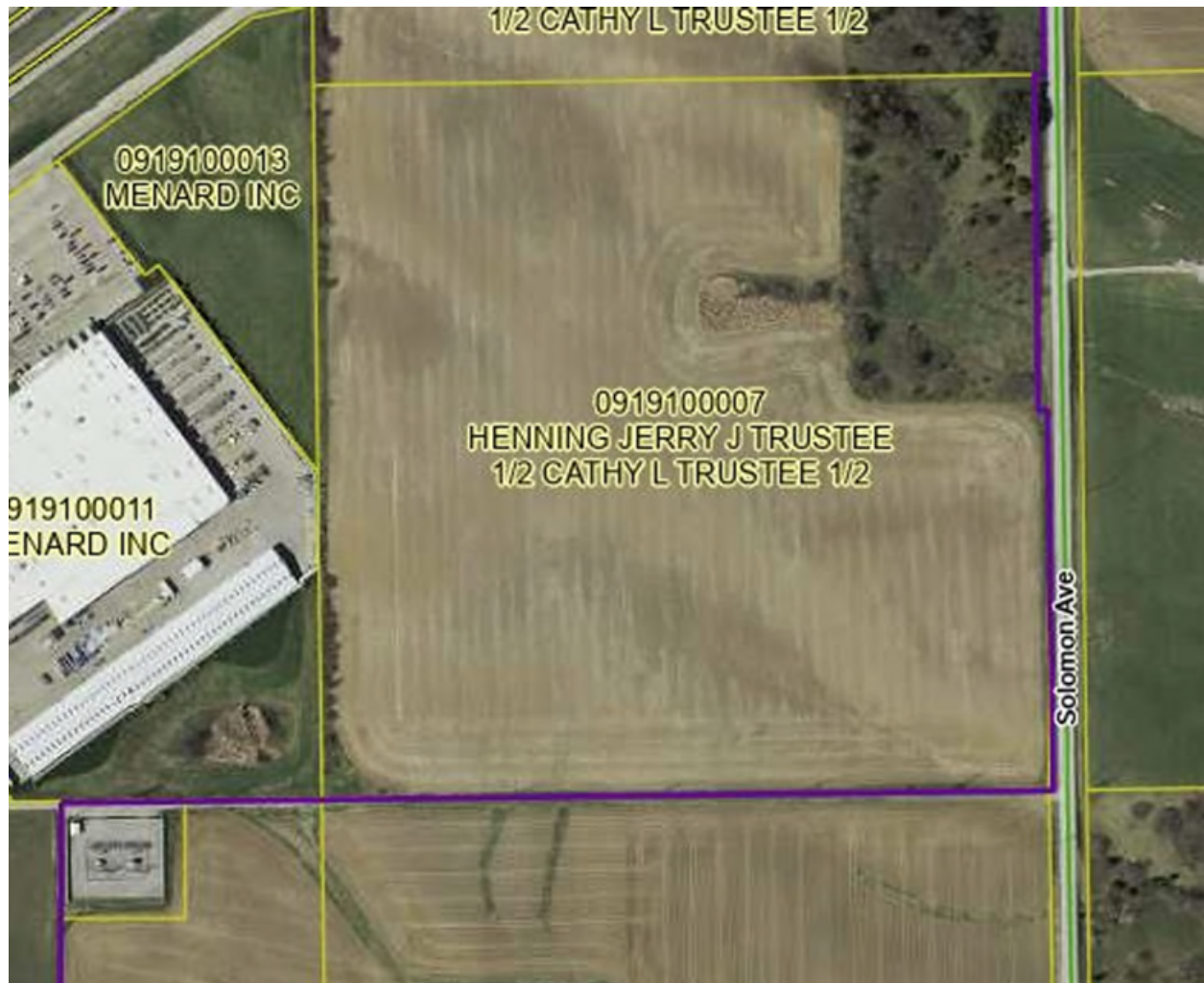
To: Zoning Board of Adjustments
From: April Limburg, Planner
Date: August 19, 2024
Re: Conditional Use No. ZBACU01-2024

INTRODUCTION: Conditional Use No. ZBACU01-202, to allow the construction of a data processing center located on the parcel 0919100007 by Aurum Northland LLC. Per City Code Section 10-3-2 (C), the substation allowed as a conditional use for the AG –Agricultural District.

BACKGROUND: A conditional Use No. ZBACU01-202, to allow the construction of a data processing center located on the parcel 0919100007 by Aurum Northland LLC. Per City Code Section 10-3-2 (C), the substation allowed as a conditional use for the AG –Agricultural District. The data center will be accessed off of Solomon Ave.

The applicant is working with the Muscatine County Zoning office regarding the access to the parcel as well as any easements that are required per County standards. The site will be roughly an acre in size with a work trailer to the 2-3 employees who will be working on site. The center will also have the appropriate equipment for the data center to operate. The area will be fenced off to the public as well as having the proper safety measures to shut down the transformers in case of a hazard. The applicant has been in contact with the building department to ensure all of the proper requirements are met for this type of facility. The applicant will work with the building department for all of the permits required, the county zoning office, and the fire department to ensure all the requirements are met for this type of facility.

Site plan is attached.



1/2 CATHY L TRUSTEE 1/2

0919100013
MENARD INC

919100011
ENARD INC

0919100007
HENNING JERRY J TRUSTEE
1/2 CATHY L TRUSTEE 1/2

Solomon Ave

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: August 19, 2024
Re: Variance Appeal No. ZBAV06-2024

INTRODUCTION: Variance Appeal No. ZBAV06-2024, filed by Robert Wadden to construct a 22'x30' garage located at 403 W 4th St. The applicant is asking for a 0' setbacks for the rear and the side to construct the garage on the property line. Per City Code Section 10-7-3 (C)(D) the minimum side yard depth setback is 6 feet and the rear setback is 25 feet in the R-4 Residential District.

BACKGROUND: Variance Appeal No. ZBAV06-2024, filed by Robert Wadden to construct a 22'x30' garage located at 403 W 4th St. The applicant is asking for a 0' setbacks for the rear and the side to construct the garage on the property line. Per City Code Section 10-7-3 (C)(D) the minimum side yard depth setback is 6 feet and the rear setback is 25 feet in the R-4 Residential District.

The property currently has a garage which has fallen into disrepair. The applicant would like to demolition the existing garage and rebuild a garage in the current location. The applicant has been in the process of restoring the home.

The applicant will need to contact the building department for all the required permits as well as obtaining a demolition permit and the requirements needed for demolition.

Site plan is attached.

