

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. ZBAV04-2024, filed by Charles and Kathy Lewis to construct a detached garage on the property located at 711 W Mississippi. The applicant is asking for a 14' setback in the rear to ensure enough room for the building. Per City Code Section 10-11-3 (B) the minimum rear yard depth setback is 20 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