

MINUTES
February 4, 2025 – 5:30 p.m.
Zoning Board of Adjustment
Muscatine City Hall – Lower Level Conference Room

Present: Jodi Hansen, Larry Murray and Julie Wolf
Excused: Nancy Jensen and Robert McFadden
Staff: April Limburg, Planner, Community Development
Christa Bailey, Office Manager, 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 January 7, 2025 minutes; Larry Murray seconded. All ayes, motion carried.

Variance Appeal No. ZBAV01-2025, filed by Carmen Santana to convert the structure at 505 Grandview Ave into a single-family residence. The area is currently zoned C-1 Neighborhood – General Commercial. Per City Code Section 10-11-1 (A) and 10-11-2 (A) a single-family residence is not a permissive or conditional use in that area. Per City Code Section 10-27-2 for a single family dwelling a minimum of two (2) off street parking spots are required. Currently there is no off-street parking.

Carmen Santana, 409 Liberty St, was present to discuss the variance appeal but as all five members of the Board were not present Ms. Santana requested to delay the variance appeal until the next meeting, which was granted.

Meeting adjourned at 5:41 p.m.

ATTEST:

Respectfully Submitted,

Jodi Hansen, Chairperson
Zoning Board of Adjustment

April Limburg, Secretary
Planner