

MINUTES
July 1, 2025 – 5:30 p.m.
Zoning Board of Adjustment
Muscatine City Hall – Council Chambers

Present: Ryan Streck, Larry Murray, Robert McFadden, and Julie Wolf
Excused: Nancy Jensen
Staff: April Limburg, Planner, Community Development

Vice Chairperson Julie Wolf opened the meeting at 5:30 p.m. and read the mission statement.

Minutes: Larry Murray motioned to approve the April 1, 2025 minutes; Robert McFadden seconded. All ayes, motion carried.

Introductions and welcome of new board members: The Zoning Board of Adjustment introduced themselves to each other and welcomed Ryan Streck as the newest member of the Board.

Election of Officers: Robert McFadden made a motion to elect Julie Wolf as Chairperson; Larry Murray seconded. All ayes, motion carried. Julie Wolf made a motion to elect Nancy Jensen as Vice Chairperson; Robert McFadden seconded. All ayes, motion carried.

Variance Appeal No. ZBAV03-2025, filed by Alicia Yocom located at 307 Wood Creek Ln to install a deck partially around the pool to be installed as well as connect it to the existing deck. The current deck is 7’8”x12’1”. With the installation of the pool and new deck, the deck will be at least 19 feet from the property line instead of the required 25 feet. Per City Code Section 10-9-3 (D) the rear setback is 25 feet in the R-6 Multi-Family Residential District.

Alicia Yocom, 307 Wood Creek Lane, was present to discuss the variance appeal regarding the setbacks. She has installed an above ground pool and would like to place a deck around the pool with pool fencing and locking stairs. The deck and pool is located off 2 three season porch with an existing deck. The Board did receive an email with concerns of the pool with no fence around it. If the variance is not approved, they would concrete a patio and install a fence. Robert McFadden made a motion to approve the variance request as long as the pool is not filled with water before all of the inspections are complete; seconded by Larry Murray. Motion passed with three ayes and one nay.

Meeting adjourned at 5:45 p.m.

ATTEST:

Respectfully Submitted,

Julie Wolf, Vice Chairperson
Zoning Board of Adjustment

April Limburg, Secretary
Planner