

MINUTES
September 2, 2025 – 5:30 p.m.
Zoning Board of Adjustment
Muscatine City Hall – Council Chambers

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

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

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

Conditional Use No. ZBACU01-2025 to allow for the garage portion of the building located at 3800 Park Ave West to be use as an auto repair service for a business is not a permissive use but a conditional uses per City Code 10-11-2(A). However, the living quarters is not a permissive but can be a conditional use per City Code 10-11-2(I). Applicate tabled the discussion for a future meeting.

Variance Appeal No. ZBAV05-2025, filed by North Construction located at on Parcel 0827276003 to construction two-unit condos. Each unit will consist of 3 bedrooms and 2 bathrooms with an attached garage. Per City Code Section 10-6-1 (D) two family dwellings are not a permissive use in the R-1 single family district. Ramiro Vazquez, 1707 Foster St, was present to discuss the possible construction of two condo units on a vacant parcel ID 0827276003 at the end of Myrtle Ln. The condos will be 3 bedrooms with 2 bathrooms. Each condo will be sold as the developer understands the need for housing in the community. Each unit will have an attached garage. Building the condos would be cheaper than building a new a single-family residence. Andrew Allison, 404 Myrtle Ln, had concerns with the condo causing the surrounding properties to decrease in value. He also had concerns with the utilities (mainly the sewer system), drainage, the curb and gutters. Susan Allison, 404 Myrtle Ln, had concerns with the rezoning of the property as well as the coming and going of more people in the neighborhood as the area is quiet. Patricia Carver, 418 Woodcrest Ln, had concerns with the lot and wasn't sure which lot was being discussed. Robert Ferreira, 316 Myrtle Ln, has concerns with the street being a dead-end street, elevation change with issues of hauling the material in and out of the area, general concerns with the condition of the road in general, snow removal, concerns with the lot size, condos not fitting into the current standard of homes in the area, and not being handicap accessible. Dave Wangberg, 2813 Mulberry Ave, had concerns with the utilities, lack of sidewalks, and traffic. Tom Lobianco, 2815 Mulberry Ave, had concerns with traffic. Staff advised the Commission letters were sent to the adjacent property owners within 200 feet of the application address as this did come up. Staff also advised the Commission; the placement of the condos do meet all of the setback requirements.

Variance died to a lack of motion.

Meeting adjourned at 6:15 p.m.

ATTEST:

Respectfully Submitted,

Julie Wolf, Chairperson
Zoning Board of Adjustment

April Limburg, Secretary
Planner