



City of Muscatine

ZONING BOARD OF ADJUSTMENTS

Thursday, February 5, 2026

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

February 5, 2026, 5:30 PM

AGENDA

1. CALL TO ORDER/ROLL CALL

2. MISSION STATEMENT

3. APPROVAL OF MINUTES

A. December 4, 2025

4. CONDITIONAL USE

A. Conditional Use No. ZBACU01-2026 to allow the space located at 2206 Lucas Street to be used for the provision of Day Habilitation Services to people with intellectual and physical disabilities under the supervision of Crossroads, Inc. This property is located in a R-3 Single Family Residence district. However, this type of facility is not a permissive use but can be a conditional use per City Code 10-11-2(I).

5. ADJOURNMENT

MINUTES
December 4, 2025 – 5:30 p.m.
Zoning Board of Adjustment
Muscatine City Hall – Council Chambers

Present: Julie Wolf, Larry Murray Nancy Jensen, Robert McFadden, and Ryan Streck

Excused:

Staff: April Limburg, Planner, Community Development
Sara Schmelzer, Administrative Assistant, 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 September 2, 2025 minutes; Julie Wolf seconded. All ayes, motion carried.

Variance Appeal No. ZBAV06-2025, filed by Austin Williams to change the current variance to a multi-purpose event center to allow events such as weddings, friend and family gatherings, craft shows, church gatherings, dances, and concerts on top of the current variance for the property located at 701 Orange St. The current variance is number 815 allowing for the building to be currently as a dance studio, business, and living space. This location is in the R-4 Two Family Residence zoning district which as per City Code Section 10-7-1 does not permit the uses described above.

Austin Williams, 2848 180th St, was present to discuss the variance appeal. The main concern and main topic for discussion was parking. Concerns were discussed about the parking at Hy-Vee. How many spots they can designate and still meet their occupancy code, how parking will look at Hy-Vee during the warmer months when part of the parking lot is designated to Garden Center or Truckload Sales, and the walk from Hy-Vee to the venue. Concerns were also discussed about side street parking and the policing of side street parking, especially during the winter months with snow.

Another concern from the Board was the shuttle. Concerns were discussed about insurance for the shuttle, how many people they would be able to transport, if the transport is handicap assessable, and the lot conditions they are transporting from. There was also an expressed concerns about noise for late night events, especially if people are waiting for a shuttle.

Julie called for a motion to approve. Larry moved to approve, and Nancy seconded the motion.

3 – approves (Larry, Robert, Nancy)

2 – neighs (Julie, Ryan)

No public present to express concern.

Julie asked for a motion to adjourn. Larry motioned to adjourn, and Robert seconded the motion.

Meeting adjourned at 5:55 pm

ATTEST:

Julie Wolf, 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: January 22, 2026
Re: Conditional Use No. ZBACU01-2026

INTRODUCTION: Conditional Use No. ZBACU01-2026 to allow the spaced located at 2206 Lucas Street to be used for the provision of Day Habilitation Services to people with intellectual and physical disabilities under the supervisor of Crossroads, Inc. This property is located in a R-3 Single Family Residence district. However, this type of facility is not a permissive but can be a conditional use per City Code 10-11-2(I).

BACKGROUND: Crossroads, Inc. has applied for a conditional user permit to use the spaced located at 2206 Lucas St as a day habilitation service. This space will service approximately 80 people aging from 16 and up with intellectual and physical disabilities. The facility does have adequate parking for pick up and drop off as well as parking for the Crossroads employees.

Attached is the plan for use of the space as well as a diagram. Due to the space being owned by Muscatine Downtown Investors, attached is the letter giving permission to use this facility as such.

If the conditional use application is approved, Crossroads will work with the Building Department to ensure the proper permits are issued.

