

MINUTES
January 3, 2017 – 5:30 p.m.
Zoning Board of Adjustment
Muscatine City Hall
City Council Chambers

Present: Larry Wolf, Seth Munier, Jodi Hansen, Monica Gonzalez, and Robert McFadden.

Staff: Andrew Fangman, City Planner, Community Development
Stephanie Oien, Office Coordinator, Community Development

Chairperson Larry Wolf opened the meeting at 5:30 p.m. and read the Mission Statement.

Minutes: Munier motioned to approve the minutes submitted for the September 6, October 4, and December 6, 2016 meetings; seconded by McFadden. All ayes, motion carried.

Appeal Case No. 963, filed by Donne Wagner, to change the use of 116 Green Street to residential apartments of two or three units. A variance is required as ground floor residential uses are not permitted in the M-1 Zoning District per City Code 10-14-1 (A).

Donne Wagner was present to discuss his request. Mr. Wagner explained that he and Jerry Ross were partners in Green Street Development, LLC which owns 116 Green Street. After Mr. Ross passed away, Mr. Wagner assumed the responsibility of the property. He stated that the property is to be auctioned off in February. He would like the option to rent the property as residential apartments. He indicated that he was not sure if he would use the property for apartments or not. He asked if he could use the property either way if approved. Fangman replied that the allowed commercial use of the property could continue if a variance was granted by the Board for use as residential apartments. Hansen advised that she would feel more comfortable voting on this item if there were plans for development provided.

McFadden asked what the intersection would look like in the future. Fangman responded that this area is located within the Mississippi Drive Project area. He added that the intersection is under Council review. He stated that is was likely, with the designs being considered, that Green Street will move away from this property. He noted that any road construction would begin in 2018 at the earliest.

McFadden asked why the property was zoned M-1; was it due to a flood plain? Fangman stated that the zoning classification would have originally been assigned based on the land use at that time. Munier stated that he would like to see something happen in the area.

Hansen asked to clarify that Mr. Wagner was making the request to looking for usage options. Fangman stated that this request is essentially re-zoning the property to mixed use. Hansen asked if the existing building would be used for apartments. Mr. Wagner acknowledged that the existing building would be used. McFadden motioned to approve the request; seconded by Munier. All ayes, motion carried.

Meeting adjourned.

ATTEST:

Respectfully Submitted,

Larry Wolf, Chairperson
Zoning Board of Adjustment

Andrew Fangman, Secretary
City Planner