

**MINUTES**  
**September 7, 2021 – 5:30 p.m.**  
**Zoning Board of Adjustment**  
**Muscatine City Hall**  
**City Council Chambers**

**Present:** Jodi Hansen, Robert McFadden, Larry Murray and Julie Wolf

**Excused:** Nancy Jensen

**Staff:** April Limburg, Planner, Community Development  
Christa Bailey, Office Coordinator, Community Development

Chairperson Jodi Hansen opened the meeting at 5:30 p.m. and read the mission statement.

**Minutes:**

The August 3, 2021 minutes were tabled to the next meeting.

**Appeal Cases:**

**Appeal Case No. 47, filed by Tim and Stephanie Kelly to allow for the construction of a 684 square foot addition to the existing 1,120 square foot building on the property located at 1243 Halstead St. The proposed addition would cause the property to exceed by 688 square feet, the maximum cumulative square footage of all accessory buildings and attached garages as allowed by Section 10-20-2(B)(2) of City Code.**

Tim Kelly, 1201 Halstead St, was present to discuss the appeal. Mr. Kelly explained that he purchased the property next to his house for the use of the existing accessory buildings and he would like to add onto one of the buildings to be able to store his boat.

Jodi Hansen questioned if the City had any concerns about the appeal to which April Limburg responded no. Ms. Limburg also added that she had not received any comments from the surrounding neighbors.

Robert McFadden motioned to approve the appeal case; seconded by Larry Murray. All ayes, motion carried.

**Appeal Case No. 48, filed by Live Laugh Love Child Care Center to allow the changing of the setbacks from 30 feet to 8 feet for the placement of a building as to not cover the sewer easement. The structure will not meet the setback requirements by Section 10-15-3(B) of City Code.**

Angie O'Brien, 2103 University Dr, owner of Live Laugh Love Child Care Center was present to discuss the appeal. Ms. O'Brien explained that the child care center has purchased a modular building that they would like to set on the property to use for school age children and use the existing building for younger children.

April Limburg commented that the child care center went through the Site Plan Review process for the setting the new modular building but to meet the setback requirements the proposed placement of the building covered the sewer easement so now the child care center is requesting this appeal to change the setbacks which would allow them to alter the placement of the building. Ms. Limburg added that the Site Plan Review committee approves the setting of the new modular building as long as the Board approves the setback changes.

Julie Wolf motioned to approve the appeal case; seconded by Robert McFadden. All ayes, motion carried.

Meeting adjourned at 5:36 p.m.

ATTEST:

Respectfully Submitted,

---

Jodi Hansen, Chairperson  
Zoning Board of Adjustment

---

April Limburg, Secretary  
Planner I