

MINUTES
June 13, 2017 – 5:30 p.m.
Zoning Board of Adjustment
Muscatine City Hall
City Council Chambers

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

Excused: Monica Gonzalez.

Staff: Andrew Fangman, City Planner, Community Development
Dave Gobin, Community Development Director, 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: Hansen motioned to approve the minutes submitted for the April 4, 2017 meeting; seconded by Munier. All ayes, motion carried.

Appeal Case #ZBA7-051217, filed by Mark Latta of 2115 W. Fulliam Avenue, to construct a 16'x20' garden shed. The proposed structure exceeds the maximum 2,500 sq. ft. allowed per City Code Section 10-20-2 (B)(1).

Mark and Marie Latta, 2115 W. Fulliam Avenue, were present to discuss their request. Mr. Latta advised they had approximately 14 acres of property and would like to add a garden shed. The proposed shed would be located halfway between the existing storage building and the house. McFadden asked if the proposed shed would be connected to any of the buildings. Mr. Latta replied it will be detached. He added that the structure will be built in the same manner as the existing storage building. Fangman noted that staff supports this request and have received an email in support as well. McFadden motioned to approve the conditional use request; seconded by Hansen. All ayes, motion carried.

Appeal Case #ZBAV8-053017, filed by Rodney Summy of 1503 Pine Ridge Ct., to construct a 40'x60' personal warehouse/garage. The proposed structure exceeds the maximum 2,500 sq. ft. allowed per City Code Section 10-20-2 (B)(1).

Rod and Deb Summy, 1503 Pine Ridge Court, were present to discuss their request. Mr. Summy explained that they purchased an extra lot and would like to construct a storage building on this lot to store campers, trailer, cars, etc. He advised that he was proposing a fairly tall building to accommodate a 12-foot door for the camper. He added that he would prefer to keep these items stored inside rather than on the street or sitting on the empty lot. They have approximately 1.5 acres with both lots. Fangman noted that the property owners would be required to legally tie the lots together prior to any construction should the Board approve the request.

Julia Neipert, 1221 Highway 22 East, spoke in opposition of the variance. Ms. Neipert stated that she did not want to see a large warehouse in the residential subdivision. She thought this would lower property values in the area. McFadden noted that he thought the wording of "personal warehouse" on the application may have been incorrect; this is a storage building. Ms. Neipert also cited concerns with the close proximity to Lot 3, a premier lot in the subdivision, and that the covenants don't allow buildings on an empty lot.

Gobin asked if the owners would be tying the aesthetics of the garage with the home. Mr. Summy replied that the proposed building would be post frame construction. They intend to color match the steel, add brick wainscoting to the front, have large windows, and have two levels. Gobin questioned if there would be screening. Summy answered that there are trees on-site and they just want to add a small driveway. Summy added that the proposed building and lot preparation will help with water runoff issues from property above. Summy noted that the location of the proposed structure will be tucked back and it will not be visible from the highway. He cited that he could move the structure back but he'd have to cut down more trees and would encounter more drainage issues. Summy showed Board members photos of the proposed building that he had on his phone.

Fangman noted that the size of a garage in a residential area is a case-by-case decision of the Board. Board members must consider the layout, character of the building, and setbacks. Neipert stated that covenants would need to be changed to accommodate this structure. Munier noted that subdivision covenants are a civil issue and could not be addressed by the Board. Neipert asked if the decision could be appealed. Fangman replied that any appeal to a decision rendered by the Board would need to be made to District Court.

McFadden motioned to approve the request as submitted; seconded by Munier. All ayes, motion carried.

Conditional Use Case #ZBACU7-053017, filed by Tara Schubick of 809 Whicher Street, to operate a hair salon from her home with one stylist. A barber or beauty shop is a conditional use in the R-3 Zoning District per City Code Section 10-5-2(M).

Jake and Tara Schubick, 809 Whicher Street, were present to discuss the request. Mr. Schubick stated that he plans to convert an existing recreational porch to a salon. He explained that there are currently two separate entrances – one with a zero (at grade) entry and the other has two steps. He added that they have four kids between them and it is simpler for Ms. Schubick to work from home. He noted that they have plenty of parking, more than 100 yards of concrete drive. Wolf asked if Ms. Schubick is a licensed stylist and the only one who will be on-site. Ms. Schubick replied she was licensed and would be the only stylist. Hansen asked Fangman if they had enough parking. Fangman replied that they had more than enough parking. Gobin asked if they had any signage plans. Ms. Schubick said they didn't have plans for signs yet. She stated that she has been a stylist for 12 years and has built up clientele. They will work mostly by word of mouth. Fangman stated that staff recommended approving the request. Hansen motioned to approve the conditional use 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