

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

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

Excused: Larry Wolf

Staff: Andrew Fangman, City Planner, Community Development Department

Vice-Chairperson Jodi Hansen opened the meeting at 5:30 p.m. and read the Mission Statement.

Minutes: Gonzalez motioned to approve the minutes submitted for the June 13, 2017 meeting; seconded by McFadden. All ayes, motion carried.

Appeal Case #ZBAV-9, filed by Joshua J. Boyer, to construct a 60'x60' garage at 2507 Mulberry Avenue. The proposed structure exceeds the maximum size allowed per City Code Section 10-20-2 (B)(1).

Josh Boyer, 2507 Mulberry Avenue, was present to discuss his request. Mr. Boyer explained that he required a larger garage, a 60' by 60' garage is being proposed, in order to store a collection of cars and other personal items. Munier how far the proposed garage would be from the side yard line. Mr. Boyer replied it will be 10' to 15'. Hansen asked about the impact on neighbors views. Mr. Boyer response that in his opinion it would not, the proposed garage is being located in a wood area, that while some thinning of the trees would occur, that the impact of this would largely be offset by the planting of arbor vitiates along north and west property lines. Fangman noted that staff supports this request. Julie Thorn, 410 Hogan Court asked is the garage would exactly match the appearance of the image submitted by Mr. Boyer as part of his application, and if it would like a residential building, a commercial building, or a pole barn. Mr. Boyer responded that it would resemble the submitted pictures except that it would have more window, no brickwork, and would not have the pictured red bollards. Mr. Boyer added that the floor the proposed garage would be located 6' to 7' below the present grade, and such the lowered profile of the building would not be very visible from Mulberry Avenue. Ms. Thorn then brought up a concern about storm water that is currently washing mud a debris onto to the existing sidewalk along Mulberry Avenue. Mr. Boyer responded that her would look into this issue. Munier motioned to approve the variance request as presented; seconded by Gonzalez. All ayes, motion carried.

Conditional Use Case #ZBACU-8, filed by Mike Judge, to construct and operate a car wash on Lot 6 of the Muscatine Mall Addition. A car was is a conditional use in the C-1 Zoning District per City Code Section 10-11-2(A).

Mike Judge, Princeton, Illinois, was present to discuss the request. Mr. Judge stated that he plans to construct a tunnel style car wash at the corner of Lake Park Blvd. and Park Avenue. The location is currently a disused portion of the mall parking lot. Mr. Judge explained that with this type of car wash the customer does not exit the vehicle. He also explained that he built numerous other car washes of this design in other towns. He also stated that it would employ one full time manager and 4 to 6 part time staff. Julie Thorn, 410 Hogan Court, comment that type of business fulfills a community need. Fangman stated that staff recommended approving the request. Gonzalez motioned to approve the conditional use request; seconded by McFadden. All ayes, motion carried.

Meeting adjourned.

ATTEST:

Respectfully Submitted,

Larry Wolf, Chairperson
Zoning Board of Adjustment

Andrew Fangman, Secretary
City Planner