

MINUTES
January 2, 2019 – 5:30 p.m.
Zoning Board of Adjustment
Muscatine City Hall
City Council Chambers

Present: Jodi Hansen, Monica Gonzalez, Seth Munier, Jeff Armstrong

Excused: Robert McFadden

Staff: Andrew Fangman, City Planner, Community Development
Lindsay Whitson, Community Development Coordinator, Community Development
Christa Bailey, Office Coordinator, Community Development

Acting Chairperson Jodi Hansen opened the meeting at 5:30 p.m.

Minutes: Seth Munier motioned to approve the minutes submitted for the December 4, 2018 meeting; seconded by Monica Gonzalez. All ayes, motion carried.

Conditional Use Permit Case No. #ZBACU13, filed by the City of Muscatine to allow for the construction, by Habitat for Humanity, of one single-family home at 1111 and 1113 Nebraska Street (after these parcels are combined). Because this area is located in the Light Industrial Zoning District City Code section 10-14-2(B), requires that the Zoning Board of Adjustment approve a conditional use permit prior to the construction of any residence.

Andrew Fangman, City Planner for the City of Muscatine, was present to discuss the request. Fangman explained the City has an agreement with Habitat for Humanity for them to purchase the parcels and construct a new single-family residence, however; the sale is conditional based on the approval of a conditional use permit. Fangman stated that the staff is in favor of the approval and the area in discussion currently has many residences. Jodi Hansen questioned whether residences were previously located on these two parcels. Fangman explained there were previous residences that have been demolished and the singular parcels are too small to rebuild but by combining the parcels, the size is acceptable for construction. Seth Munier asked what the general traffic flow for that area is. Fangman stated it is a typical residential area but with a small amount of semi or truck traffic for deliveries to GPC. Jeff Armstrong inquired why the stipulation of construction must begin within a year was placed upon the agreement. Fangman explained that the City would like to see the parcels be developed and if the agreement is not upheld the City would take ownership of the parcels again to attempt to have another party develop the parcels instead. Armstrong questioned if an extension could be granted if Habitat for Humanity needed one. Fangman answered yes, an extension could be granted within reason.

Joe Rabelhofer, 918 Acorn Ln, of Habitat for Humanity stated they looked at several parcels but these two parcels fit best for their plans. Rabelhofer explained that a family has already been chosen for the home and Habitat for Humanity would like to start construction in the spring. Construction usually takes 6-8 months as the home is built by volunteers on the weekends. Rabelhofer ensured the Commission that Habitat for Humanity had no intentions of waiting over a year before starting construction.

Monica Gonzalez motioned to approve the conditional use case; seconded by Jeff Armstrong. All ayes, motion carried.

Meeting adjourned.

ATTEST:

Respectfully Submitted,

Jodi Hansen, Chairperson
Zoning Board of Adjustment

Andrew Fangman, Secretary
City Planner