

MINUTES
January 7, 2020 – 5:30 p.m.
Zoning Board of Adjustment
Muscatine City Hall
City Council Chambers

Present: Jodi Hansen, Jeff Armstrong, Robert McFadden and Julie Wolf

Excused:

Staff: Andrew Fangman, Assistant Community Development Director, Community Development
Christa Bailey, Office Coordinator, Community Development

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

Minutes: Julie Wolf motioned to approve the minutes submitted for the November 5, 2019 meeting; seconded by Robert McFadden. All ayes, motion carried.

Appeal Case No. #ZBAV22, filed by Priscilla Lane, to allow for the conversion of an existing building previously used as office space into a dwelling unit, at 3005 Grandview Avenue. This new dwelling unit would be in addition to an existing dwelling unit on the property which would remain. Multiple dwelling units are not a permitted use in the M-1 Light Industrial Zoning District as per City Code Section 10-14-1.

Priscilla Lane, 3005 Grandview Ave, was present to discuss the request. Ms. Lane explained that her property is at the dead-end of Grandview Ave next to the new IDOT building, where drivers will get stranded overnight and they will knock on her door asking for the nearest place to stay. Ms. Lane commented that she does not feel safe because of this so she is requesting to add an efficiency apartment in the building used as office space and have her son and his family live in the currently existing home. Andrew Fangman noted that Ms. Lane's neighbor called to express their support in allowing the addition of a dwelling unit at 3005 Grandview Ave. Mr. Fangman also stated that staff recommends approval of this appeal case. Robert McFadden motioned to approve the appeal case; seconded by Jeff Armstrong. All ayes, motion carried.

Conditional Use Case No. #ZBACU16, filed by Jason Curry, to operate a vehicle salvage operation at 4200 S Highway 61. This constitutes a conditional use per City Code Section 10-15-2(B).

Jason Curry, 4200 S Highway 61, owner of Curry's Trucking was present to discuss the request. Mr. Curry explained that there several vehicles on his property that are unregistered because they have been damaged and need repaired so the vehicles sit in the back lot until the repairs can be completed. Mr. Curry stated that he wants to comply with city code and that is why he is applying for a conditional use to operate the vehicle salvage operation. Mr. Curry also proposed putting up a fence to help block the view of passersby. Jodi Hansen asked how many salvage vehicles would be stored on the property. Mr. Curry answered that it does vary but there are currently 8 or 9 vehicles on the back lot. Julie Wolf asked Andrew Fangman if there is a height limit for the fence. Mr. Fangman read City Code Section 10-15-2(B) which states that the fence is required to be at least 8 foot in height for vehicle salvage operations. Ms. Wolf asked Mr. Curry if he would be able to comply with this requirement and Mr. Curry stated that he would comply. Mr. Curry inquired whether the fence could be a partition or whether it needed to completely surround the lot. Mr. Fangman explained that it does need to surround the designated area for the salvage lot and that the conditional use is flexible and for the entire property so in the future if they need to expand or reduce the size of the salvage lot, it is allowed as long as the fencing requirements are still met. Jeff Armstrong motioned to approve the conditional use permit; seconded by Julie Wolf. All ayes, motion carried.

Meeting adjourned at 5:43 p.m.

ATTEST:

Respectfully Submitted,

Jodi Hansen, Acting Chairperson

Andrew Fangman, Secretary

DRAFT