

## COMMUNITY DEVELOPMENT

Planning,  
Zoning,  
Building Safety,  
Construction Inspection Services,  
Public Health,  
Housing Inspections,  
Code Enforcement

### MEMORANDUM

**To:** Zoning Board of Adjustments  
**From:** April Limburg, Planner  
**Date:** June 22, 2021  
**Re:** Conditional Use No. 17

**INTRODUCTION:** A request has been submitted by Family Eye Center to allow the removal of the current structure at 1604 Young Ave and allow additional parking for the Family Eye Center's employees allowed by Section 10-6-2 (L) of City Code.

#### BACKGROUND:

The property at 1604 Young Ave is currently owned by Unity HealthCare d/b/a Trinity Muscatine. The Family Eye Center is interested in purchasing the property to removal the current structure to allow for parking for the Family Eye Center employees. If the conditional use permit is granted, Family Eye Center will be forward with purchasing of the property.



"I remember Muscatine for its sunsets. I have never seen any  
on either side of the ocean that equaled them" — Mark Twain

May 28, 2021

Dr. Janell M. Kassel  
Family Eye Center  
315 Parham St, #B  
Muscatine IA 52761

Re: 1604 Young Avenue

Dear Janell,

As you know, the property located at 1604 Young Avenue, Muscatine, Iowa, is currently owned by Unity HealthCare d/b/a Trinity Muscatine. You and your partners at Family Eye Center are interested in purchasing this property from Trinity Muscatine if you are able to gain a conditional use permit from the City of Muscatine. The purpose of this letter is to authorize you to seek a conditional use permit for this property from the City of Muscatine, as long as the conditional use permit does not go into effect until the property is purchased from Trinity Muscatine.

Regards,

A handwritten signature in cursive script that reads "Angela S. Johnson".

Angela S. Johnson  
Executive Director, Trinity Muscatine



# CONDITIONAL USE APPLICATION

City of Muscatine, Iowa • Community Development Department  
Planning and Zoning • Zoning Board of Adjustment  
215 Sycamore St Muscatine, IA 52761-3841  
(563)262-4141 • FAX (563)262-4142  
www.muscatineiowa.gov/26/Community-Development

## PROPERTY INFORMATION

Property Address: 1604 Young Ave. Parcel ID: 0835103012  
Owner Name: Unity Health Care  
Address: 1518 Mulberry Ave., Muscatine, IA 52761  
Phone: 563-607-0005 Email: angela.johnson2@unitypoint.org

## PROPOSED USE INFORMATION

Description of Proposed Use: We would like to use  
this property for additional  
clinic parking for Family Eye Center's  
employees.

## NOTES

### APPLICANT, OR REPRESENTATIVE, MUST BE PRESENT AT THE MEETING FOR ACTION TO BE TAKEN.

Application must be submitted two weeks prior to meeting date. If the applicant does not own the subject property, written authorization from the property owner consenting approval for the applicant to apply for this conditional use permit must be submitted for this application to be considered complete. If applicable, a Site Plan must be submitted with the application.

The Zoning Board of Adjustment meets the First Tuesday of each month.

**FILING FEE IS \$200.00**

## SIGNATURE

I hereby certify all the information submitted above is correct and, I acknowledge that I reviewed this application and provided all required documents if necessitated.

Applicant Signature: Janell Karsch Date: 6/9/21

## OFFICE USE ONLY

Date Filed: \_\_\_\_\_ Date Fee Paid: \_\_\_\_\_ Receipt No.: \_\_\_\_\_  
Conditional Use Case No.: \_\_\_\_\_ Meeting Date: \_\_\_\_\_  
Property is located on Lot \_\_\_\_\_ Block \_\_\_\_\_ Addition \_\_\_\_\_ in the \_\_\_\_\_ Zoning District.  
Proposed Use is Classified as a Conditional Use as Per City Code Section \_\_\_\_\_