

MINUTES
July 6, 2021 – 5:30 p.m.
Zoning Board of Adjustment
Muscatine City Hall
City Council Chambers
Online GoToMeeting

Present: Jodi Hansen, Nancy Jensen, Robert McFadden, Larry Murray and Julie Wolf

Excused:

Staff: April Limburg, Planner, Community Development
Christa Bailey, Office Coordinator, Community Development

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 June 1, 2021 meeting; seconded by Robert McFadden. All ayes, motion carried.

Election of Officers:

Robert McFadden motioned to elect Jodi Hansen as the Chairperson, seconded by Julie Wolf. All ayes, motion carried.

Jodi Hansen motioned to elect Julie Wolf as the Vice Chairperson, seconded by Robert McFadden. All ayes, motion carried.

Appeal Cases:

Appeal Case No. 44, filed by Steven and Traci Stoneking to allow for the construction of a 2 story 26'x14' building at the east side of their property at 1727 Pearlview Ct. The proposed addition would cause the property to exceed by 631 square feet, the maximum cumulative square footage of all accessory building and attached garage as allowed by Section 10-20-1(B)(2) of City Code.

April Limburg explained that an appeal had previously been granted in March 2021 to construct a 2 story 23'x14' building but the Stonekings decided they would like to alter the size to 26'x14' so they had to apply for another appeal.

Steven Stoneking, 1727 Pearlview Ct, was present to discuss the appeal. Mr. Stoneking explained that they contacted a construction company after the first appeal was granted and the construction company suggested extending the size of the addition to 26' because it would align the addition's roof line with the existing roof line and it would also allow the Stonekings to keep the basement exterior door as an exit in case of a fire.

Larry Murray motioned to approve the appeal case; seconded by Julie Wolf. All ayes, motion carried.

Conditional Use Cases:

Conditional Use Case No. 17, filed 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 as allowed by Section 10-6-2(L) of City Code.

Dr. Janell Kassel, an optometrist at Family Eye Center, was present to discuss the conditional use. Dr. Kassel stated that they would like to demolish the house at 1604 Young Ave and construct a parking structure in its place for their employees to utilize. Dr. Kassel added that they did send out letters to all the neighboring properties as well to inform them of their intention and to ask if neighbors had any concerns, which they did not.

Julie Wolf motioned to approve the conditional use case; seconded by Robert McFadden. All ayes, motion carried.

Conditional Use Case No. 18, filed by Pearl City Motors to move the current business from the South end to an empty lot located at 1508 Park Ave as allowed by Section 10-11-2(C) of City Code.

Jeff Kilburn, owner of Pearl City Motors, was present to discuss the conditional use. Mr. Kilburn stated that he would like to move his current business to an empty lot located at 1508 Park Ave and construct a new 2500 square foot building that would include a detail and service shop along with an office area.

Jodi Hansen asked if there had been any comments from the neighbors, to which April Limburg replied no.

Larry Murray questioned if Mr. Kilburn intends to keep the alley access and Mr. Kilburn responded that the alley access would remain as is. Mr. Murray commented that he is glad to see the area being developed.

Larry Murray motioned to approve the conditional use case; seconded by Julie Wolf. All ayes, motion carried.

Meeting adjourned at 5:43 p.m.

ATTEST:

Jodi Hansen, Chairperson
Zoning Board of Adjustment

Respectfully Submitted,

April Limburg, Secretary
Planner I