

Board of Adjustment Meeting Minutes – December 8, 2023

The Muscatine County Board of Adjustment met in the Board of Supervisors Office on Friday, December 8, 2023 at 10:00 a.m.

Present: Charles Clark ,Emily Geertz (Vice Chairperson), Tom Harper, Carol Schlueter, Janelle Spies (Chairperson)

Absent: None

Staff Present: Eric Furnas, Morgan Othmer

Others present for this meeting included: Jack Broders, Lyda Broders, Marvin Danz, Dan Oien, and Linda Brockert

- Janelle read the Mission Statement.
- Approval of the September 8, 2023 meeting minutes.
 - A motion was made by Tom Harper to approve the September 8, 2023 meeting minutes and was seconded by Emily Geertz.
 - Aye's: Charles Clark, Emily Geertz, Tom Harper, Carol Schlueter, Janelle Spies
 - Opposed: None
 - Motion approved.
- Case #23-12-01
 - Marvin Danz, applicant, made a statement explaining his request for a Special Use permit in order to build a Seasonal Recreational Cottage. Mr. Danz explained that the building is already in existence and that he believed a permit was only required for a building that is 200 sq. ft. or smaller. He had been issued a permit previously for the electrical service on the property. Electricity is currently running to the structure and a sand point well has been installed. Mr. Danz stated that he built the structure to serve as a storm shelter.
 - This was followed by a questions and comments session.
 - The board members asked for clarification about the structure. Eric Furnas explained that the structure does already exist and an electrical permit had been issued for Mr. Danz' RV.
 - The board members also asked for clarification on who owns the land. Mr. Danz explained that the 36-acre property is owned by Cedar View Homeowners Association. A representative of the Association stated that everyone owns 1/26th of the land. Mr. Furnas clarified that everyone has a financial interest in a portion of the property, but there are no individually platted lots.
 - Mr. Furnas explained that the concern is that the Zoning Ordinance states that a Seasonal Recreational Cottage must be on a platted lot and only one

is allowed per lot. He explained that the buildings currently on the parcel were pre-existing.

- Mr. Furnas stated that there's a possibility for the structure to be kept if Cedar View Homeowners Association applies for a permit for the structure. The sand point however, would most likely need to be removed.
- A motion was made by Tom Harper to grant a Special Use Permit in order to allow the applicant, Marvin Danz, to build a Seasonal Recreational Cottage on the property and was seconded by Carol Schlueter.
 - Aye's: None
 - Opposed: Charles Clark, Emily Geertz, Tom Harper, Carol Schlueter, Janelle Spies
 - Motion denied.
- The meeting was adjourned at 10:38 a.m.

MUSCATINE COUNTY BOARD OF ADJUSTMENT
Muscatine County Building, Zoning, & Environmental Office
3610 Park Avenue West - Muscatine, IA 52761
Telephone 563-263-0482 FAX 563-288-4338
Email Address: zoning@muscatinecountyiowa.gov
County Website: www.muscatinecountyiowa.gov