

Board of Adjustment Meeting Minutes – January 5, 2024

The Muscatine County Board of Adjustment met in the Board of Supervisors Office on Friday, January 5, 2024 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: Rich Phillips, Terry Westaway, Natalie Redlinger, and Josh Boyer

- Janelle read the Mission Statement.
- Approval of the December 8, 2023 meeting minutes.
 - A motion was made by Emily Geertz to approve the December 8, 2023 meeting minutes and was seconded by Carol Schlueter.
 - Aye's: Emily Geertz, Tom Harper, Carol Schlueter, Janelle Spies (Charles was not present for the meeting minutes vote)
 - Opposed: None
 - Motion approved.
- Case #24-01-01
 - Terry Westaway, applicant, made a statement explaining the request for a Variance in order to build a garage in front of the residence. Mr. Westaway stated that the garage would be approximately 32' x 56' and that there is limited flat ground on his parcel. He also explained that the majority of the parcel is in the Flood Plain and the septic system also takes up space on the east side of his home.
 - This was followed by a questions and comments session.
 - Carol Schlueter inquired about where the entrance would be to the garage and Mr. Westaway explained that there would be 2 drive-in doors on the west side and a walk-in door to the south.
 - Eric Furnas confirmed that there is limited space to build due to the topography, the location of utilities, and the Flood Plain. He also explained that the building would not only be in the front yard space, but would also be approximately 30' from the front property line. This would also require approval as it is less than the required 50'. Mr. Furnas described that there is a large right-of-way and that the building would be a long distance from the traveled portion of the road, so visibility would not be impacted. He also spoke with the County Engineer and confirmed that there were no concerns.

- A motion was made by Emily Geertz to grant the variance to allow a garage to be placed in the front yard space approximately 30' from the front property line and was seconded by Tom Harper.
 - Aye's: Charles Clark, Emily Geertz, Tom Harper, Carol Schlueter, Janelle Spies
 - Opposed: None
 - Motion approved.

- Case #24-01-02
 - Natalie Redlinger, representative for Brad Jipp (applicant), made a statement explaining the request for a Variance in order to build an accessory structure in front of the residence. She stated that the structure would be 18' x 36' open-sided with a lean-to. Ms. Redlinger also explained that the proposed location was the best option due to the location of utility lines and the back side of the property slopes.
 - This was followed by a questions and comments session.
 - Mr. Furnas stated that this request would need a slight variance for the east side property line as well. Instead of 12', Mr. Jipp would be building within 10' of the side property line. There would be no concern for any sight impacts as most of the surrounding area is used for agriculture.
 - A motion was made by Tom Harper to grant the variance to allow a detached accessory structure to be built in front of the residence and within 10' of the east side property line and was seconded by Carol Schlueter.
 - Aye's: Charles Clark, Emily Geertz, Tom Harper, Carol Schlueter, Janelle Spies
 - Opposed: None
 - Motion approved.

- The meeting was adjourned at 10:14 a.m.

MUSCATINE COUNTY BOARD OF ADJUSTMENT
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