

## **Board of Adjustment Meeting Minutes – March 15, 2024**

The Muscatine County Board of Adjustment met in the Board of Supervisors Office on Friday, March 15, 2024 at 10:00 a.m.

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

Absent: Emily Geertz (Vice Chairperson)

Staff Present: Eric Furnas, Morgan Othmer

Others present for this meeting included: Lisa Smock, Julia Sass, Richard Harmsen, Marjorie Harmsen, Jonathan Solt, Lindsay Broders

- Janelle read the Mission Statement.
- Approval of the February 2, 2024 meeting minutes.
  - A motion was made by Tom Harper to approve the February 2, 2024 meeting minutes and was seconded by Carol Schlueter.
    - Aye's: Charles Clark, Tom Harper, Carol Schlueter, Janelle Spies
    - Opposed: None
    - Motion approved.
- Case #24-03-01
  - Lisa Smock, representative of the applicant, Kayla Carlsten, read a statement written by Mrs. Carlsten. Mrs. Carlsten explained in her statement that her request is for a stable that would be used to expand the mental health services for her current practice.
  - This was followed by a questions and comments session.
    - Tom Harper confirmed that the practice is private.
    - Janelle Spies inquired about the existing building being used for mental health services on the property and Mrs. Smock explained that they are currently using a small building that does not have running water.
    - Julia Sass spoke in favor of the public stable and how it would allow them to increase the number of therapists for the practice. She also explained some of the benefits of using horses and other animals.
    - Next, Lindsay Broders and Jonathan Solt spoke in favor of the stable as well.
    - Carol Schlueter inquired about the ages of clients that would be served. The representatives explained that they would serve all ages – from children to adults.
    - Eric Furnas explained that Mrs. Carlsten has been operating the current practice under the regulations for Home Occupation. Mr. Furnas spoke about how the impact of the horses and animals for the practice and the

traffic coming and going would be similar to that of a public stable. He explained that part of the request would also allow for additional therapists to work from the location, which is currently not allowed under Home Occupation Regulation. Mr. Furnas informed the board that he had talked to Mrs. Carlsten about a potential limit being placed on the number of people allowed on site so that the impact would be similar to that of a public stable.

- Carol Schlueter inquired about whether the animals would be owned or boarded and Mr. Furnas explained that either use would require a Special Use Permit.
- The board inquired about where the stable would be located. It was explained that a specific location has not been decided on yet, but it would be placed in the backyard space, behind the house, and would be required to meet setback distances.
- Mrs. Broders explained that they would like to have 10 rooms/offices in the new building, but that would not mean that there would necessarily be 10 therapists there at one time.
- Charles Clark inquired about security for the patients and employees. Eric explained that the services would be one-on-one and there would not be large groups of people.
- The board discussed placing a limit on the number of people that would be allowed at the location. Eric explained that the property is located near an intersection of two paved roads, so traffic should have a minimal impact.
- A motion was made by Tom Harper to grant the Special Use Permit to allow a public stable that utilizes horses and other farm animals as part of mental health counseling that would be conducted onsite and that the facility be limited to no more than 10 employees and their respective patients on site at any one time and was seconded by Charles Clark.
  - Aye's: Charles Clark, Tom Harper, Carol Schlueter, Janelle Spies
  - Opposed: None
  - Motion approved.

- The meeting was adjourned at 10:45 a.m.

MUSCATINE COUNTY BOARD OF ADJUSTMENT  
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