

Board of Adjustment Meeting Minutes – June 14, 2024

The Muscatine County Board of Adjustment met in the Board of Supervisors Office on Friday, June 14, 2024 at 10:00 a.m.

Present: Emily Geertz (Vice Chair), Tom Harper, Carol Schlueter, Michael Smock, Janelle Spies (Chair)

Absent: None

Staff Present: Eric Furnas, Morgan Othmer

Others present for this meeting included: Mr. & Mrs. Kresin and Mark Nelson

- Janelle read the Mission Statement.
- Election of new Chair & Vice Chair for 2024-2025
 - A motion was made by Tom Harper to approve Janelle Spies (Chair) and Emily Geertz (Vice Chair) remain in their roles for the term of 3/31/2024 – 3/31/2025 and was seconded by Carol Schlueter.
 - Aye's: Emily Geertz, Tom Harper, Carol Schlueter, Michael Smock, Janelle Spies
 - Opposed: None
 - Motion approved.
- Approval of the March 15, 2024 meeting minutes.
 - A motion was made by Tom Harper to approve the March 15, 2024 meeting minutes and was seconded by Emily Geertz.
 - Aye's: Emily Geertz, Tom Harper, Carol Schlueter, Michael Smock, Janelle Spies
 - Opposed: None
 - Motion approved.
- Case #24-06-01
 - Mr. Kresin described his request to build an open-sided building to store his camper and boat in.
 - This was followed by a questions and comments session.
 - Eric Furnas explained that a variance is needed because the property is zoned R-2 Residential and the structure he would like to build is considered an accessory structure, however there is no residence on the property that the structure would be an accessory to. He also stated that the lot is only 0.33 acres and it would be difficult to fit a dwelling, private well, and private septic system on the parcel.

- Carol Schlueter inquired about the type of building. Mr. Kresin explained that it would be a metal building with a wooden frame and will be 45' x 27' and will be open, similar to a carport.
 - A motion was made by Emily Geertz to approve the Variance to allow Mr. Kresin to build a storage structure on the parcel located at 3395 Hwy 22, and was seconded by Carol Schlueter.
 - Aye's: Emily Geertz, Tom Harper, Carol Schlueter, Michael Smock, Janelle Spies
 - Opposed: None
 - Motion approved.
- The meeting was adjourned at 10:22 a.m.
- Case #24-06-02
 - Mr. Nelson spoke about the request from Muscatine Power & Water. The company would like to place a single-story 60' x 80' building for storage on the property where a substation is located. The storage ability would increase efficiency for operations, as there is not currently a lot of storage on the north end of their service territory. The building would be used for long-term storage of equipment, vehicles, and tools. If the equipment is needed it would be removed from storage and then kept at the work site or a closer MP&W location for the duration of the project. The equipment would not be returned to the new building every day. There would be no water or septic needed and electricity for the building would be provided from the substation.
 - This was followed by a questions and comments session.
 - Ms. Schlueter inquired about the property owner and type of building that would be built. Mr. Nelson explained that all property used by MP&W is owned by the City of Muscatine. He then described that the building would have four bays with overhead doors and two personnel doors. Ms. Schlueter also inquired about the amount of traffic to and from the structure and Mr. Nelson explained that there would not be a lot of traffic since it would be used for long-term storage. The building would not be accessed on a daily basis.
 - Eric stated that because the storage building would not be accessory to the substation, a Special Use Permit is needed.
 - A motion was made by Tom Harper to approve a Special Use permit to allow the construction of a storage structure and to approve a Variance to allow the structure to be built approximately 10' from the east side property line and was seconded by Emily Geertz.
 - Aye's: Emily Geertz, Tom Harper, Carol Schlueter, Michael Smock, Janelle Spies
 - Opposed: None
 - Motion approved.

MUSCATINE COUNTY BOARD OF ADJUSTMENT
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