

## Zoning Commission Meeting Minutes – July 12, 2024

The Muscatine County Zoning Commission held a public hearing in the Administration Building on Friday, July 12, 2024

**Present:** Brad Akers (Vice Chair), Virginia Cooper, Tom Harper (Chair), Martha Peterson, Carol Schlueter

**Absent:** None

**Staff Present:** Eric Furnas, Morgan Othmer

**Others present for this meeting included:** Wendi Ingram, Regina Noll, Kari Bender

- Tom Harper read the Mission Statement.
- Approval of the June 14, 2024 meeting minutes.
  - A motion was made by Virginia Cooper to approve the June 14, 2024 meeting minutes and was seconded by Carol Schlueter.
    - Aye's: Brad Akers, Virginia Cooper, Tom Harper, Martha Peterson, Carol Schlueter
    - Opposed: None
    - Motion approved.
- **Agenda Item #1**
  - Ms. Noll explained that she is in the process of selling her home and the buyer cannot obtain the financing because of the C-1 zoning.
  - Mr. Furnas explained that there are various properties that were zoned commercial many years ago and have never been used for a purpose other than residences. The area is not large enough to be ideal for commercial uses. He explained that the commercial zoning can also cause an issue if something were to happen to the house because the zoning ordinance states that it can't be rebuilt unless permission is granted by the Board of Adjustment. This makes working with lenders difficult.
  - A motion was made by Virginia Cooper to approve the request to rezone the property located at 3889 Hwy 22, Muscatine from the existing C-1 Commercial District to R-2 Residential District. Martha Peterson seconded the motion.
    - Aye's: Brad Akers, Virginia Cooper, Tom Harper, Martha Peterson, Carol Schlueter
    - Opposed: None
    - Motion approved.
- Meeting adjourned at 11:13 a.m.

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