

## **Board of Adjustment Meeting Minutes – August 9, 2024**

The Muscatine County Board of Adjustment met in the Board of Supervisors Office on Friday, August 9, 2024 at 10:30 a.m.

**Present:** Tom Harper, Carol Schlueter, Michael Smock,

**Absent:** Emily Geertz (Vice Chair), Janelle Spies (Chair)

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

**Others present for this meeting included:** Matt Elam, Stephanie Miene, Tosha Kensett

- Tom Harper served as the chair for the meeting and read the Mission Statement.
- Approval of the July 12, 2024 meeting minutes.
  - A motion was made by Carol Schlueter to approve the July 12, 2024 meeting minutes and was seconded by Michael Smock.
    - Aye's: Tom Harper, Carol Schlueter, Michael Smock
    - Opposed: None
    - Motion approved.
- Case #24-07-01 – Second Public Hearing
  - Eric Furnas explained that the case is being brought back to the Board of Adjustment because when the request was approved the previous month, it was presented that the data center would be accessed primarily from University Drive. At the Board of Supervisors meeting, a representative from REC stated that they had concerns about the data center using University Drive.
  - Matt Elam expressed that he was good with them accessing the data center from the other direction using Solomon Ave.
  - Stephanie Miene explained that the data center would be accessed from Solomon Ave. and would have a Solomon Ave. address. She agreed that they understand that the road is a secondary road and snow removal may take a while, as primary roads would be prioritized. Ms. Miene stated that they don't have to have a person at the site at all times and wouldn't want their employees out driving if the conditions are bad.
  - Mr. Furnas inquired about the time it would take for construction of the data center and Ms. Miene explained that they would look to have the project completed before winter and that it would take a couple of months to complete.
  - Mr. Smock asked if University Drive would be utilized at all. Ms. Kensett (REC) explained that they have an agreement that would allow emergency access using University Drive.
  - A motion was made by Michael Smock to approve the request for a Special Use Permit to allow a data center consisting of a work area, four strings of pods, and four transformers to be placed on an approximate 3.5-acre portion of parent parcel

#09-19-301-010, adjacent to the existing substation, and was seconded by Carol Schlueter.

- Aye's: Tom Harper, Carol Schlueter, Michael Smock
- Opposed: None
- Motion approved.

- The meeting was adjourned at 10:50 a.m.

MUSCATINE COUNTY BOARD OF ADJUSTMENT  
Muscatine County Building, Zoning & Environmental Office  
3610 Park Avenue West - Muscatine, IA 52761  
Phone 563-263-0482  
Email: [zoning@muscatinecountyiowa.gov](mailto:zoning@muscatinecountyiowa.gov)  
Website: [www.muscatinecountyiowa.gov](http://www.muscatinecountyiowa.gov)