

Board of Adjustment Meeting Minutes – December 6, 2024

The Muscatine County Board of Adjustment met in the Board of Supervisors Office on Friday, December 6, 2024 at 10:00 a.m.

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

Absent: Tom Harper

Staff Present: Eric Furnas and Morgan Othmer

Others present for this meeting included: Ken Hazen and Rodd McNeal

- **Approval of the November 8, 2024 meeting minutes.**
 - A motion was made by Emily Geertz to approve the November 8, 2024 meeting minutes and was seconded by Michael Smock.
 - Aye's: Emily Geertz, Carol Schlueter, Michael Smock, Janelle Spies
 - Opposed: None
 - Motion approved.

- **Case #24-12-01**
 - Mr. Hazen explained his request. He explained that there was a residence on the parcel that had burnt down about two years ago and he would like to build a new dwelling on the parcel north of where the previous one was located.
 - Carol Schlueter asked if the existing driveway and septic system would be utilized. Mr. Hazen answered that the existing driveway will be used and that he would need to install a new septic system and also a new well.
 - Eric Furnas explained that the house that had burnt down was "grandfathered in" as a non-conforming use, allowing it to exist on the parcel despite the zoning of A-1 Agricultural. The zoning ordinance requires approval by the Board of Adjustment if a non-conforming use is discontinued for more than 12 months or if it is destroyed by a fire or natural disaster. He also explained that the parcel is not viable agricultural ground, that there is space to accommodate a new septic system and well, and that a new residence would not change the characteristics of the neighborhood as the previous home was on the parcel for over 100 years.
 - Mr. McNeal, representing Drainage District 13, explained that the new residence will not affect drainage or any needed maintenance.
 - A motion was made by Emily Geertz to approve the request for a Non-Conforming Use to allow the construction of a rural residence on the parcel and was seconded by Carol Schlueter.
 - Aye's: Emily Geertz, Carol Schlueter, Michael Smock, Janelle Spies
 - Opposed: None
 - Motion approved.

- The meeting was adjourned at 10:07 a.m.

MUSCATINE COUNTY BOARD OF ADJUSTMENT
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