

Board of Adjustment Meeting Minutes – March 7, 2025

The Muscatine County Board of Adjustment met in the Board of Supervisors Office on Friday, March 7, 2025 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 and Morgan Othmer

Others present for this meeting included: Deven & Kevin Wilson

- **Appointment of Chair and Vice Chair for 2025**

- A motion was made by Carol Schlueter to approve Janelle Spies as Chair and Emily Geertz as Vice Chair for the upcoming year and was seconded by Tom Harper.
 - Aye's: Emily Geertz, Tom Harper, Carol Schlueter, Michael Smock, Janelle Spies
 - Opposed: None
 - Motion approved.

- **Approval of the January 3, 2025 meeting minutes.**

- A motion was made by Tom Harper to approve the January 3, 2025 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 #25-03-01**

- Deven Wilson explained the request to build a garage in the front yard space.
- Eric Furnas explained that the house sits on a high spot on the property. It also sits at the end of a private lane and is accessed via an easement.
- Janelle Spies verified that an unnecessary hardship exists due to the topography of the property. She also verified the following with the board:
 - Unique Property limitation – the property has rolling topography so there are limited areas to build.
 - Protection of Public Interest – the property has no frontage to a public roadway. There would be no effect on the overall character of the locality, and no negative effect on surrounding property values.
- Eric responded that due to the isolated nature of the property, he believes there would be no negative effect on surrounding property values.

- A motion was made by Emily Geertz to approve the Variance to allow an accessory structure to be built in the front yard space within 25' of the front property line 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 10:08 a.m.

MUSCATINE COUNTY BOARD OF ADJUSTMENT
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