

Board of Adjustment Meeting Minutes – April 4, 2025

The Muscatine County Board of Adjustment met in the Board of Supervisors Office on Friday, April 4, 2025 at 10:00 a.m.

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

Absent: Emily Geertz (Vice Chair)

Staff Present: Eric Furnas and Morgan Othmer

Others present for this meeting included: David Phillips and James Buser

- **Approval of the March 7, 2025 meeting minutes.**
 - A motion was made by Tom Harper to approve the March 7, 2025 meeting minutes and was seconded by Carol Schlueter.
 - Aye's: Tom Harper, Carol Schlueter, Michael Smock, Janelle Spies
 - Opposed: None
 - Motion approved.

- **Case #25-04-01**
 - David Phillips explained that his request is for approval to add on to an existing building on his property.
 - Carol Schlueter asked if the side yard setback needed to be considered in addition to the front property line setback. Eric responded that the required side setback distance would be 15', so a variance for the side setback would need to be considered as well.
 - Eric explained that there is another property close by that was granted a similar variance, so this building would not change the character of the neighborhood. It would still sit back 41' from the front lot line, so there would be no concern for any visibility issues.
 - Janelle Spies summarized that there is a unique property limitation due to the topography of the lot, making the placement of the structure in the side or rear yard space difficult. The protection of public interest has been considered and due to a similar variance, that was granted nearby, the new structure would not have any negative effect.
 - A motion was made by Tom Harper to approve the variance to allow an accessory structure to be added on to an existing structure approximately 41' from the front property line and 10' from the east side property line and was seconded by Carol Schlueter.
 - Aye's: Tom Harper, Carol Schlueter, Michael Smock, Janelle Spies
 - Opposed: None
 - Motion approved.

- **Case #25-04-02**
 - James Buser described his request – to build a new garage. He explained that the back yard contains the septic system, the south side yard slopes down, and there is limited space to the north.
 - Eric Furnas confirmed that the topography does limit the useable yard space. He explained that the existing detached garage sits closer to the road than the new garage would and it would be hidden from Elder Avenue by the trees.
 - Janelle Spies summarized that an unnecessary hardship exists due to the location of the septic system, the topography, and the arrangement of the existing dwelling and garage. The new structure would not alter the essential character of the locality. The protection of public interest was considered and the impact would be negligible given the size and isolation of the property.
 - A motion was made by Tom Harper to approve the variance to allow an accessory structure to be built in the front yard space approximately 285' from the front property line and was seconded by Carol Schlueter.
 - Aye's: Tom Harper, Carol Schlueter, Michael Smock, Janelle Spies
 - Opposed: None
 - Motion approved.

- The meeting was adjourned at 10:14 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@muscatinecountyia.gov
Website: www.muscatinecountyia.gov