

Board of Adjustment Meeting Minutes – June 6, 2025

The Muscatine County Board of Adjustment met in the Board of Supervisors Office on Friday, June 6, 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: Keith Koch, Sherry Ditzler, Dan Franks

- **Approval of the April 4, 2025 meeting minutes.**
 - A motion was made by Tom Harper to approve the April 4, 2025 meeting minutes and was seconded by Michael Smock.
 - Aye's: Tom Harper, Carol Schlueter, Michael Smock, Janelle Spies
 - Opposed: None
 - Motion approved.

- **Case #25-06-01**
 - Keith explained the request. He stated that they would like to have events on the property such as an Easter egg hunt and weddings. He explained that they would not be serving any alcohol themselves, but would allow it to be brought onto the property.
 - Michael asked if they would be building a new structure and Keith responded that they plan to convert an existing 60' x 80' horse arena.
 - Janelle inquired about the roads in the area and how many houses would be affected. The group described that if approaching from the south, the access roads change to gravel just north of Atalissa. Keith also explained that if the venue was accessed on the route from the south, there are three houses that would be passed.
 - Tom inquired about the structures on the parcel to the north and Keith explained that they are farm buildings. There are no houses on that parcel.
 - Janelle asked where parking would be located and Keith explained that it would be in the grass in front of the arena.
 - Eric commented on the request and stated that there is a concern for the response time for emergency services due to the isolation of the property and the gravel roads.
 - Carol asked what would be provided for restroom facilities and Keith responded that they would rent a port-a-potty trailer.
 - Eric asked if the horse arena had been modified yet and Keith responded that it has not. Eric then explained that there would be building codes that would need to be met as the building class would change.
 - A motion was made by Tom Harper to approve a Special Use Permit to allow an outdoor event center on the property with the following stipulations:

1. Permission must be granted by the Board of Supervisors for any events that will have over 75 attendees and/or where alcohol may be consumed.
2. The Atalissa Fire Department and EMS must be notified of all events.
3. Parking must be on the property and should not be in any County Road right-of ways.
4. All events must utilize the existing buildings. The addition of any buildings for events would require review of the Special Use Permit.
 - The motion was seconded by Michael Smock.
 - Aye's: Tom Harper, Michael Smock, Janelle Spies
 - Opposed: Carol Schlueter
 - Motion approved.

- **Case #25-06-02**

- Sherry explained that they would like to build a pole barn on their property in the front yard space. The side yard space slopes and the back yard slopes down into a ravine.
- Tom asked what size the building would be and Sherry responded that they would like to build a 40' x 24' building.
- Eric confirmed that the side yard and rear yard space have steep slopes. The proposed location is the only flat spot to place the structure and would be approximately 57' from the front property line, so there is no concern that it would interfere with visibility.
- Janelle summarized that there's a unique property limitation due to the topography and size of the lot. The protection of public interest has been considered and would be negligible as the building would still exceed the minimum front lot line setback.
- 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 57' from the front lot 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 10:32 a.m.

MUSCATINE COUNTY BOARD OF ADJUSTMENT
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