

Zoning Commission Meeting Minutes – September 5, 2025

The Muscatine County Zoning Commission held a Public Hearing at the Administration Building on Friday, September 5, 2025 starting at 10:30 a.m.

Present: Brad Akers (Vice Chair), Laura Curtis Kramer, Tom Harper (Chair), and Carol Schlueter

Absent: Martha Peterson

Staff Present: Eric Furnas, Morgan Othmer

Others present for this meeting included: Angela Woodhouse, Rob Ewoldt, Pat & Cheryl White, Dennis Wulf, and Katie Kleine

- **Approval of the August 8, 2025 meeting minutes.**
 - A motion was made by Carol Schlueter to approve the August 8, 2025 meeting minutes and was seconded by Brad Akers.
 - Aye's: Brad Akers, Laura Curtis Kramer, Tom Harper, and Carol Schlueter
 - Opposed: None
 - Motion approved.

- **Agenda Item #01 – White Mountain Subdivision**
 - Patrick explained his request for a subdivision. They would like to split off the house.
 - Eric explained that the quarter, quarter section had previously been split, so the White's request requires a subdivision. The parcels will remain zoned A-1 Agricultural, so no additional dwellings can be built without complying with the A-1 district ordinance provisions.
 - A motion was made by Carol Schlueter to approve the combined preliminary/final plat of the one-lot subdivision, White Mountain Subdivision. Laura Curtis Kramer seconded the motion.
 - Aye's: Brad Akers, Laura Curtis Kramer, Tom Harper, and Carol Schlueter
 - Opposed: None
 - Motion approved.

- **Agenda Item #02 – GRF1 Subdivision**
 - Robert described the subdivision request – to split off the grain bins.
 - Eric confirmed that the quarter, quarter section had previously been split, leading to the subdivision requirement for this split. The parcels will remain zoned A-1 Agricultural.
 - Dennis mentioned that there was a surveying error with the neighboring parcel.

- Eric explained that when the surveyor was preparing the subdivision plat, they ran into some discrepancies with the original line work. There's a legal process where the previous surveyor and the current surveyor file an affidavit to have the old line work corrected. This was all completed before the subdivision plat was submitted for approval.
- Katie asked for clarification on whether the subdivision would allow construction of a residence. Staff explained that nothing could be built except what is allowed in the A-1 Agricultural District. There two ways that a house could be built – with a Farm Exemption or with a Special Use Permit for a Rural Residence. The proposed subdivision does not create any more potential for a house to be built than what already exists.
- A motion was made by Carol Schlueter to approve the combined preliminary/final plat of the one-lot subdivision, GRF1 Subdivision. Brad Akers seconded the motion.
 - Aye's: Brad Akers, Laura Curtis Kramer, Tom Harper, and Carol Schlueter
 - Opposed: None
 - Motion approved.
- **Agenda Item #03 Public Hearing on possible amendments to the Zoning Ordinance for the regulation of detached accessory structures.**
 - A Public Hearing was opened at 10:51 a.m.
 - Eric explained that the new regulations for Accessory Dwelling Units (ADU) requires that the county cannot prohibit the placement of an ADU in the front yard space, as long as it still meets minimum setback distances. Currently, the County Ordinance prohibits detached accessory structures in the front yard space. The Board of Supervisors had discussed the regulations and didn't feel that it makes sense to prohibit a detached accessory structure in the front yard space when ADU's are now allowed.
 - Eric explained that subdivisions with homeowner's associations and covenances will still be able to regulate accessory structures.
 - A motion was made by Carol Schlueter to close the public hearing at 11:07 a.m. and was seconded by Brad Akers.
 - Aye's: Brad Akers, Laura Curtis Kramer, Tom Harper, and Carol Schlueter
 - Opposed: None
 - Motion approved.
 - A motion was made by Laura Curtis Kramer to repeal Title III, Chapter II, Article XIII, Section 4.3 (No detached accessory structure is permitted within the limits of a front yard.) from the Muscatine County Code of Ordinances. Brad Akers seconded the motion.
 - Aye's: Brad Akers, Laura Curtis Kramer, Tom Harper, and Carol Schlueter
 - Opposed: None

- Motion approved.
- Meeting adjourned at 11:08 a.m.

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