

Zoning Commission Meeting Minutes – October 3, 2025

The Muscatine County Zoning Commission held a Public Hearing at the Administration Building on Friday, October 3, 2025 starting at 10:30 a.m.

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

Absent: None

Staff Present: Eric Furnas, Morgan Othmer

Others present included: Jack Michaels and Victor Colon

- **Approval of the September 5, 2025 meeting minutes.**
 - A motion was made by Carol Schlueter to approve the September 5, 2025 meeting minutes and was seconded by Laura Curtis Kramer.
 - Aye's: Brad Akers, Laura Curtis Kramer, Tom Harper, Martha Peterson, and Carol Schlueter
 - Opposed: None
 - Motion approved.

- **Agenda Item #01 – Michaels/Colon Rezoning**
 - Eric read correspondence received from Mike Deahr and responded to some of the concerns that were mentioned.
 - Eric explained that some of the proposed items cannot be applied. A clause can't be added to a legal description. There is wording in our Land Use Policies that agricultural land is going to come with some inherent dust, smells, vibrations, and noises.
 - There are state codes with required separation distances for wells.
 - This request would not be considered spot zoning as there are residentially zoned properties to the east and on the south side of the road.
 - Patrick explained his request to rezone approximately 2 acres to build a new house.
 - Carol asked if they would be using the existing driveway or would be constructing a new one. Eric responded that driveway approval would be at the discretion of the County Secondary Road Department.
 - Eric described that the proposed parcel would be approximately 250' deep and 350' long, about 2 acres.

 - A motion was made by Carol Schlueter to close the Public Hearing at 10:49 a.m. and was seconded by Martha Peterson.
 - Aye's: Brad Akers, Laura Curtis Kramer, Tom Harper, Martha Peterson, and Carol Schlueter

- Opposed: None
 - Motion approved.
- A motion was made by Carol Schlueter to recommend approval of the rezoning from A-1 Agricultural District to R-1 Residential District of an approximately 250' x 350' (2.01 acre) section. Martha Peterson seconded the motion.
 - Aye's: Brad Akers, Laura Curtis Kramer, Tom Harper, Martha Peterson, and Carol Schlueter
 - Opposed: None
 - Motion approved.
- Meeting adjourned at 10:51 a.m.

MUSCATINE COUNTY ZONING COMMISSION
Muscatine County Building, Zoning, & Environmental Office
3610 Park Avenue West - Muscatine, IA 52761
Phone: 563-263-0482
Email: zoning@muscatinecountyiowa.gov