

Muscatine County Board of Supervisors  
Monday, November 03, 2025

The Muscatine County Board of Supervisors met in regular session at 9:00 A.M. with Chick, Kirchner, Mather, Sauer and Sorensen present. Chairperson Mather presiding.

On a motion by Sorensen, second by Sauer, the agenda was approved as presented. Ayes: All.

A Public Hearing was called to order by Chairperson Mather at 9:01 A.M. on a request filed by Jack Michaels, Record Owner and Victor Colon, Proposed Buyer, to rezone approximately 2.1 acres in Bloomington Township, 2473 Bayfield Rd, from A-1 Agricultural District to R-1 Residential District.

County Development Director Eric Furnas reviewed the zoning request from Jack Michael, Record Owner, and Victor Colon, Proposed Buyer, requesting to have approximately 2.1 acres rezoned from A-1 Agricultural District to R-1 Residential District. The affected parcel is in Bloomington Township, in the SE ¼ of Section 16-T77N-R2W, 2473 Bayfield Road, containing approximately 39.93 acres. Furnas stated the Zoning Commission held a hearing in October 2025 and unanimously recommended an approval for the rezoning. Sorensen noted that Mike Deahr of Deahr Family Farms sent an email to Furnas proposing to allow the request of rezoning with certain safeguards for all farming activities and other potential neighbors be considered. Furnas stated this is a unique situation, but it is represented by a very orderly development. Furnas also stated there has been no other input on this matter.

On a motion by Sorensen, second by Sauer, the public hearing was closed at 9:05 A.M. Roll call vote: Ayes: All.

On a motion by Sorensen, second by Chick, the Board approved an ordinance rezoning approximately 2.1 acres in Bloomington Township from A-1 Agricultural District to R-1 Residential District on the first of three readings and to waive the third reading. Roll call vote: Ayes: All.

Furnas reviewed a variance granted by the Muscatine County Board of Adjustment on October 25, 2025. Case #25-10-01, an application filed by Gavin Curtis, Property Owner who requested to allow a residential addition to be built approximately 39 feet from the front lot line. The affected property is located in Lake Township, in parts of the SW ½ of Section 8-T77N-R2W, at 2335 Nye Avenue, containing approximately 4.33 acres, and is zoned A-1 Agricultural District. Furnas stated that as of July 1, 2025, the state passed a law stating that numeric or dimensional variances no longer require a hardship burden and are instead called a practical difficulties burden. Furnas said that in light of the legislative changes, the Board of Adjustment found that practical difficulties did exist in this matter. Mather inquired on the type of addition this would bring to the property. Furnas stated it was 14 feet by 14 feet room addition to the house.

On a motion by Chick, second by Sorensen, the Board accepted a variance for Case #25-10-01 granted by the Muscatine County Board of Adjustment. Ayes: All.

Furnas reviewed a Special Use Permit granted by the Muscatine County Board of Adjustment on October 24, 2025, an application filed by Liferaft and Cedar View Farms LLC, Record Owners. The request allows the operation of a biochar production facility and compost facility. The affected parcels are located in Moscow Township, Parcel #03-08-300-029 (2321 Hwy 6, Atalissa) and Parcel #03-08-300-030, in the SW ¼ of Section 8-T78N-R2W, containing approximately 75.57 total acres. Furnas noted there was one condition placed that the compost facility must operate within an enclosed building to contain odors that are inherent with that type of operation.

On a motion by Sorensen, second by Kirchner, the Board approved two utility permits. The first utility permit is with Aureon Network Services (INS), West Des Moines, Iowa to relocate 1.25 inch HDPE conduit with 96 count fiber, beginning in the north Right-of-Way of Steward Road just south of East North Street, then northeast to just south of Dick Drake Highway, Section 15, 16, 21 and 28, T76N-R2W. The second utility permit is with Interstate Power & Light (Alliant Energy), Cedar Rapids, Iowa, to install new underground electric cable and removal of existing overhead wire along Vail Avenue and 12<sup>th</sup> Street south of Durant, Section 7, T78N-R1E. Ayes: All.

County Engineer Bryan Horesowsky updated the Board on secondary road projects.

On a motion by Sauer, second by Sorensen, the Board approved the amended minutes of October 27, 2025, regular meeting. Ayes: All.

#### Correspondence:

The Board received six additional emails in support of the Louisa Solar Project. Mather had communications with some local pastors as well as citizens involved with local food pantries to help bring aid to citizens during the current government shutdown.

#### Committee Reports and Meetings.

Sauer, Mather and Sorensen attended the public hearing for the Louisa Solar Project at the Discovery Center on October 30, 2025.

Sauer, Kirchner and Chick attended the Muscatine County Fair Board meeting on October 28, 2025.

Sorensen attended the Iowa Environmental Council presentation on coal ash on October 29, 2025.

Sorensen attended the Mississippi River Cities and Towns Initiative and Convoy of Hope conference call on October 31, 2025.

Chick and Kirchner attended the Board of Adjustment meeting on October 30, 2025.

Sorensen attended a Housing Accelerator meeting on October 29, 2025.

Sorensen and Sauer attended the Region 9 Transportation Policy Board meeting on October 31, 2025.

On a motion by Sorensen, second by Chick, the Board approved one appointment of Ashley Spitler to the Muscatine County Zoning Commission for a five-year term ending November 7, 2030. Ayes: All. Sorensen stated he appreciates the reliability, time and effort Carol Schlueter has given on both the Board of Adjustment and the Muscatine County Zoning

Commission, but would like to give the opportunity to a new candidate.

On a motion by Sorensen, second by Kirchner, the Board approved placement of a current Treasurer's Clerk (Grade 9, Step 2) into a Senior Treasurer's Clerk (Grade 9, Step 2) and a current Treasurer's Clerk (Grade 8, Step 1) into a Senior Treasurer's Clerk (Grade 9, Step 1) effective November 15, 2025. Ayes: All.

On a motion by Sorensen, second by Sauer, the Board accepted the October 2025 payroll claims. Ayes: All.

The meeting was adjourned at 9:18 A.M.

ATTEST:

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Tibe Vander Linden  
County Auditor

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Nathan Mather, Chairperson  
Board of Supervisors