

## Zoning Commission Meeting Minutes – March 6, 2026

The Muscatine County Zoning Commission held a Public Hearing at the Administration Building on Friday, March 6, 2026, starting at 10:30 a.m.

**Zoning Commission Members Present:** Brad Akers, Laura Curtis Kramer, Tom Harper, and Ashley Spitler

**Zoning Commission Members Absent:** Martha Peterson

**Staff Present:** Eric Furnas, Morgan Othmer, and Jake Boucher

**Others present included:** Mike Deahr, Susan Deahr, Ryan Deahr, Wade Deahr, Jared Deahr, Joyce Steen, Jon Marner, Brenda & Jerry Simon, and Jason Dumont (via phone).

- **Approval of the December 5, 2025 meeting minutes.**
  - A motion was made by Brad Akers to approve the December 5, 2025 meeting minutes and was seconded by Laura Curtis Kramer.
    - Ayes: Brad Akers, Laura Curtis Kramer, Tom Harper, Ashley Spitler
    - Opposed: None
    - Motion approved.
  
- **Agenda Item #01 – JDSD Farms Rezoning**
  - John, with MMS Consultants, explained the request to rezone two parcels to residential with plans to divide the property into four residential lots.
  - Jason then explained that the LESA score falls in the middle of the protection range and the proposed location is within 1.5 miles of West Liberty. The lots would be sized between two and five acres to allow the owners to have a house, outbuilding, and space for an animal such as a cow, horse, or goat. The lots would be ideal for a student to use for their 4-H project. Jason stated there is a demand for these sized lots in the county and that he has already had people expressing interest in purchasing a lot. The proposed lots would be located off a hard-surfaced road and would not cause a large increase in traffic.
  - Next, Eric noted that the proposal would establish the first residential district in the area. The LESA score for the request was 202, in the medium protection range. Land with scores of 176 – 225 may be retained in agriculture if the County Board of Supervisors determines that a need for conversion has not been clearly demonstrated. The Comprehensive Land Use Plan encourages development within two miles of municipal boundaries and historically there has been demand for large lot rural subdivisions near municipalities. There is a state managed confined animal operation approximately 0.5 miles to the southwest. Davis Avenue is paved and is less than two miles from the municipal limits of West Liberty and much of the area to the east of West Liberty and south of Highway 6 has strong development potential.

- Next, public attendees provided comments. The following attendees spoke in opposition of the request:
  1. Susan Deahr
  2. Jared Deahr
  3. Ray Allen
  4. Brenda Simon
  5. Jerry Simon
  6. Emily Daufeldt
  7. Ryan Deahr
  8. Mike Deahr
  
- Attendees spoke about the following concerns:
  - A neighboring property owner has a personal shooting range that could cause a conflict with new dwelling owners due to the noise. They also may have to reduce the size or change the location of the range to meet the required separation distances from the new dwellings.
  - A neighboring property owner with a pond has concerns about the new residents trespassing on their property to access the pond.
  - Storm water retention.
    - John explained that the storm water retention would be located further south to not impact neighbors and the pond.
  - Concerns were expressed about conflict with the odors that would be generated from hog buildings and manure use on the surrounding farm ground. The use of manure on the fields would also cause challenges for maintaining separation distance from the new dwellings.
    - Jason responded to this concern by explaining that he would continue to own the surrounding farm ground and would be spreading manure on that ground.
  - Concern about complaints from the new residents about the use and spread of fertilizer. Airplanes are currently utilized.
  - Concern about the loss of good farm ground.
  - Concerns about future growth and how that may make it more difficult to continue farming operations. Additional dwellings would create more separation distances to meet and new residents may oppose the growth of farming operations.
  - Conflict of interest for Brad.
    - Jason explained that Brad is not the realtor for this project.

- Concern about additional wells and how they would impact the surrounding area.
  - Concern about additional accidents at the intersection of Davis and Hwy 6.
  - One attendee questioned the need for additional dwelling units. They noted that there are subdivisions nearby that are not full
- A motion was made by Ashley Spitler to close the public hearing at 11:25 a.m. Laura Curtis Kramer seconded the motion.
    - Ayes: Brad Akers, Laura Curtis Kramer, Tom Harper, Ashley Spitler
    - Opposed: None
    - Motion approved.
  - Ashley asked Jason to expand on what the need is for the new subdivision. Jason explained that he is not aware of any county development in the vicinity large enough to allow for an outbuilding and hobby farming.
  - Jason asked that the request be tabled for further discussion with the hope that all five members of the board would be present for the next meeting.
  - A motion was made by Laura Curtis Kramer to table the request. Ashley Spitler seconded the motion.
    - Ayes: Brad Akers, Laura Curtis Kramer, Tom Harper, Ashley Spitler
    - Opposed: None
    - Motion approved.
- Meeting adjourned at 11:29 a.m.

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