

Board of Adjustment Meeting Minutes – May 8, 2026

The Muscatine County Board of Adjustment met in the Board of Supervisors Office on Friday, May 8, 2026 at 10:00 a.m.

Present: Tom Harper, Michael Smock, Janelle Spies, and Ashley Spitler

Absent: Emily Geertz

Staff Present: Eric Furnas and Morgan Othmer

Others present included: Nick Garretson

- **Appointment of Chair for 2026-2027**

- A motion was made by Tom Harper to approve Janelle Spies as chair for the upcoming year and was seconded by Michael Smock.
 - Ayes: Tom Harper, Michael Smock, Janelle Spies and Ashley Spitler
 - Opposed: None
 - Motion approved.

- **Appointment of Vice Chair for 2026-2027**

- A motion was made by Tom Harper to approve Emily Geertz as chair for the upcoming year and was seconded by Michael Smock.
 - Ayes: Tom Harper, Michael Smock, Janelle Spies and Ashley Spitler
 - Opposed: None
 - Motion approved.

- **Approval of March 6, 2026 meeting minutes.**

- A motion was made by Tom Harper to approve the March 6, 2026 meeting minutes and was seconded by Michael Smock.
 - Ayes: Tom Harper, Michael Smock, Janelle Spies and Ashley Spitler
 - Opposed: None
 - Motion approved.

- **Case #26-05-01**

- Nick explained that he is the proposed buyer of the property and would like to be able to place an addition on the north side of the house that would be 7'5" from the side lot line up to the utility easement. The existing house was granted a variance to be placed 15' from the front lot line, so the proposed addition would not extend any closer to the front. The lot has a steep hill behind the house that limits where the addition could be placed.
- Janelle inquired about the neighbor to the north and Eric explained that there had been no correspondence received.
- Michael asked about parking. Nick explained that the garage and driveway would be utilized. He also explained that the cul-de-sac does not have a lot of traffic.

- Eric provided the staff report. He explained that when the house was originally constructed, a variance was granted because of the topography and lot shape. Those factors could still be recognized for creating practical difficulty. Staff have no concerns about site distance, increase in traffic, or alteration of the characteristics of the neighborhood.
- A motion was made by Michael Smock to grant a variance to allow a residential addition to be built approximately 15' from the front lot line and 7.5' from the side lot line. Second by Ashley Spitler.
 - Ayes: Tom Harper, Michael Smock, Janelle Spies and Ashley Spitler
 - Opposed: None
 - Motion approved.
- The meeting was adjourned at 10:11 a.m.

MUSCATINE COUNTY BOARD OF ADJUSTMENT
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