

MINUTES
October 6, 2015 – 5:30 p.m.
Zoning Board of Adjustment
Muscatine City Hall
City Council Chambers

Present: Seth Munier, Allen Harvey, Larry Wolf, and Jodi Hansen.

Absent: Rochelle Conway

Staff: Andrew Fangman, City Planner, Community Development
Dave Gobin, Community Development Director

Chairperson Allen Harvey opened the meeting at 5:30 p.m. and read the Mission Statement.

Minutes: Minutes for September 1, 2015 were not prepared in time, and will be considered at the next meeting of the Zoning Board of Adjustment.

Appeal Case No. 951 filed by Angela Koepping, to construct a 24'x 26' garage at 109 Magnolia Street. The proposed structure will extend into the required side yard setback per City Code Section 10-17-3(A).

Angela Koepping, the applicant, explained that she desired to replace an existing small one-car garage with a 24' by 26' two-car garage, the proposed garage would extend into the required side yard setback. She stated that her current one-car garage is insufficient to allow her to park all her vehicles off the street.

Dave Gobin asked if the new garage would be accessed from Magnolia Street or the alley behind the subject parcel. The applicant stated that it would be accessed from Magnolia Street.

Dave Gobin asked if the applicant had checked to see if there were any utilities located where she proposed to construct a new garage and driveway. Applicant stated that she would call for a utility locate prior to construction.

Allen Harvey asked the applicant if she had spoken to the neighbors about her proposed garage. The applicant stated that she had spoken to one of the adjoining residents and the resident across the street, and both did not object to the proposed garage.

Allen Harvey asked if City Staff had received any comments on this appeal case. Andrew Fangman stated that no comments had been received.

Allen Harvey asked if City Staff had any objections to approving this appeal. Andrew Fangman stated that City Staff did not object to approval of this appeal case, because nearly all existing garages in this area do not comply with established setbacks, and what was being proposed in this appeal case was very much in character with the area.

Larry Wolf motioned to approve the request; second by Jodi Hansen. All ayes, motioned carried.

Appeal Case No. 952, filed by Mike Smith, to construct a post sign at 2924 Cedar Street. Post signs are not permitted in the R-5 zoning district per City Code Section 10-19-2 (C)

Mike Smith, the applicant, explained that he wanted to install a post sign for his business, Xtreme Pest Control, which is located at 2924 Cedar Street. The R-5 zoning district only permits wall signs, but the landlord will not allow the applicant to put up a wall sign. The applicant explained that his proposed location was based on avoiding conflict with any utilities.

Allen Harvey asked how big the sign would be. The Applicant stated the sign would approximately be 4' by 6' and mounted on two posts, with the bottom of the sign being 2' off the ground.

Jodi Hansen asked what sort of material would the sign be made of. The applicant stated that he did not exactly know, but based on the information from the sign company that he is working with, he thought it could be described as some sort of plastic. .

Allen Harvey asked the applicant if he received any feedback from the neighbors on the proposed sign. The applicant state that he spoke the dentist located next door and the she did not object.

Allen Harvey asked if the applicant's business was the only business located at 2924 Cedar Street. The applicant responded that he is only current tenant, but that he was only occupying about one third of the building, so that could change in the future.

Seth Munier asked about the potential for other signs on the property. The applicant stated that the potential for future signs was a factor in deciding on the size of the proposed sign.

Andrew Fangman provided clarification that City Code only permits one post sign on any given parcel.

Allen Harvey asked about prior tenants of the building.

Larry Wolf responded that it was dentist office many years ago.

Larry Wolf asked who owned the property. The applicant responded that John Sumi owned the property and that he had given permission to applicant to submit the application for a variance to allow for the construction of a post sign.

Allen Harvey asked if the neighbors to the rear had commented on the proposed sign. The applicant responded that he had received no comments from them.

Allen Harvey asked if City staff had received any comments on this appeal. Andrew Fangman responded that no comments or questions on this appeal have been received by City staff.

Allen Harvey asked for City staff's comments on this appeal. Andrew Fangman responded that there is recent precedent for approving this appeal, as the Zoning Board of Adjustment approved a nearly identical appeal for a dental clinic also located in the R-5 zoning district a few hundred feet further down Houser Street.

Dave Gobin asked the applicant if he intended to light the sign. The applicant responded that he did, but likely not until next year.

Seth Munier motioned to approve the request; second by Larry Wolf. All ayes, motioned carried.

Adjourn.

Respectfully Submitted,

Andrew Fangman, Secretary
City Planner

ATTEST:

Allen Harvey, Chairperson
Planning & Zoning Commission