

MINUTES
January 5, 2016 – 5:30 p.m.
Zoning Board of Adjustment
Muscatine City Hall
City Council Chambers

Present: Larry Wolf, Rochelle Conway, Jodi Hansen, and Seth Munier.

Staff: Andrew Fangman, City Planner, Community Development
Dave Gobin, Community Development Director
Stephanie Oien, Office Coordinator, Community Development

Acting Chairperson Larry Wolf opened the meeting at 5:30 p.m. and read the Mission Statement.

Minutes: Wolf motioned to approve minutes for the September 1 and October 6, 2015, meetings; seconded by Hansen. All ayes, motion carried.

Appeal Case No. 953, filed by Kevin L. Wilson, to construct an addition onto an existing building at 216 Busch Street. The proposed addition will extend into the required 30-foot front yard setback per City Code Section 10-14-3(A).

Kevin Wilson, 216 Busch Street, was present to discuss the request. Mr. Wilson explained that they would like to enlarge the office at their business. He noted that the lot is an irregular shape and also on a corner. He stated that the building would be set back 23 feet from the property line at the closest point. Fangman stated that staff recommends approval of this request. He added that this is a classic case of why there is a variance process. The Community Development Department did not receive any comments from the public about this request. Hansen motioned to approve the request; second by Conway. All ayes, motioned carried.

Conditional Case No. 275, filed by GTJT Properties, LLC, to allow residential use of 207 Lake Park Blvd. now zoned C-1. The building will house office space and apartments. This constitutes a Conditional Use to allow residential apartments on the first floor in the C-1 zoning classification per City Code Section 10-11-2 (I).

Jay Franklin and Greg Campbell were present to discuss their request. Mr. Franklin advised that they wanted to develop an area for office space and use the remainder of the building for residential apartments. Munier asked if everything will be on one floor. Franklin affirmed that there would only be one floor. He added that there is tons of parking available. Fangman noted that staff supports this request. He indicated that this type of mixed use development is supported by the City's Comprehensive Plan. He also added that this meets the continued demand for housing. The Community Development Department did not receive any comments from the public about this request. Hansen asked what type of business would be in the building. Franklin advised that an insurance office would occupy approximately 1,200 square feet of the building. He asked if there was any restriction on the size of commercial space. Fangman replied that the conditional use request is to allow for residential development on the first floor. Munier asked if any of the old structure would remain or if it would be completely demolished. Franklin responded that the concrete walls and steel girders will remain, the rest will be gutted. Gobin asked if there would be signage. Fangman noted that the C-1 zoning district is very generous for signage allowance. Campbell replied that they would have a small sign for the insurance office. Munier motioned to approve the request; second by Conway. All ayes, motioned carried.

Election of Officers

Wolf asked if members would like to elect new officers as Allen Harvey who was serving as chairperson had left the Board. Conway motioned to have Wolf serve as chairperson and Hansen as vice chairperson; seconded by Munier. All ayes, motion carried.

Adjourn.

ATTEST: Respectfully Submitted,

Larry Wolf, Acting Chairperson
Zoning Board of Adjustment

Andrew Fangman, Secretary
City Planner