

MINUTES
August 2, 2016 – 5:30 p.m.
Zoning Board of Adjustment
Muscatine City Hall
City Council Chambers

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

Excused: Jodi Hansen.

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

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

Minutes: Staff advised the minutes from the May 3, and July 5, 2016, were not complete and will be submitted at the next meeting.

Appeal Case No. 957, filed by John Fox of Sign Pro, to erect a ground sign at 2107 Cedar Street. Ground signs are not permitted in the R-3 Zoning District per City Code Section 10-19-2 (B)(3).

John Fox of Sign Pro was present to discuss the request. Fox explained that LSI has relocated their offices to Grace Lutheran Church. LSI wants a small 22"x44" directional sign at the driveway. Fangman stated that staff had no objections. Munier motioned to approve the request; second by Conway. All ayes, motion carried.

Appeal Case No. 958, filed by Randy Curry, to construct a 24'x24' garage in the backyard with one wall on or nearly on the property line with maybe a roof overhang if permitted. Per City Code Section 10-20-3(K), the garage must be set back a minimum of four feet from the side property line.

Randy Curry was present to discuss the request. Mr. Curry advised that the proposed placement of the garage is right on the property line. He stated that location will give him a straighter shot for entry into the garage from the street. He explained that the topography of the area and the angle of his lot does not allow for a straight entrance into the garage. He expressed concerns about striking the house from the driveway when coming down Climer Street in the winter. He also stated that he would like to have a garage large enough to store two vehicles. The proposed placement will give him a little more room to do so. He also mentioned that he is handicapped with diabetes and is concerned about possible amputations down the road. He wants to be able to access the garage more easily. He stated that he hasn't received any complaints from neighbors. Munier asked if neighbors were notified and if complaints had been received. Fangman replied that notices were sent to property owners within 200 feet and no complaints were received. Ron Ross, 1720 Devitt Avenue, who owns 874 Newell Avenue directly behind the property in question, expressed concerns that Mr. Curry and his contractor might hit the sewer line serving his property or place the corner of the building on top of it. Curry responded that his contractor was talking about addressing this. He added that he didn't believe the line would run under his garage. Wolf noted that the sewer line should be located directly. City Engineer Jim Edgmond, who was present as a citizen, addressed the Board. Edgmond stated that the sewer could be a private or public sewer. He added that, based on the GIS map at the meeting, it appeared to be a private sewer as there was no easement shown. He recommended that the appellant contact Matt Chandler with the Public Works Department. Conway motioned to table the appeal until more information about the sewer could be provided; second by Munier. All ayes, motion carried.

Adjourn.

ATTEST: Respectfully Submitted,

Larry Wolf, Chairperson
Zoning Board of Adjustment

Andrew Fangman, Secretary
City Planner