

MINUTES
October 4, 2016 – 5:30 p.m.
Zoning Board of Adjustment
Muscatine City Hall
City Council Chambers

Present: Larry Wolf, Seth Munier, Jodi Hansen.

Excused: Rochelle Conway.

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 that minutes from the September 6, 2016, were incomplete and would be submitted at a later date.

Appeal Case No. 960, filed by Ralph Hearn to construct a 32'x48' addition to the south side of the existing accessory structure at 5900 67th Avenue West. The proposed addition exceeds the 1,440 square foot of accessory building space allowed by City Code 10-19-11 (B) (2).

Ralph Hearn was present to discuss the request. He advised that he wished to table his request until the next meeting when more members may be present.

Appeal Case No. 961, filed by Clarence Newcomb Jr., to build a 24'x32' garage at 915 East 7th Street. The proposed structure will not meet the required 25-foot yard setback per City Code Sections 10-20-2(D) and 10-6-3(A).

Clarence Newcomb Jr. was present to discuss his request. Mr. Newcomb explained that he needed a place to store his restored tractor. He added that he wanted to prevent access to kids who play on the tractors. Wolf asked if this large of a structure was needed. Newcomb replied that the size was necessary as he would use the building for storage and a place to restore other items. Fangman noted that staff had not received any feedback from the neighbors. He added that the placement and size of the proposed structure are in character with the area. Munier motioned to approve the request; seconded by Hansen. All ayes, motion carried.

Conditional Use Case No. 278 filed Bill Parks and Ron Stych of JB Forest, LLC, to obtain a flood plain development permit to construct a low water crossing of Papoose Creek. The intent of this project is to construct a creek crossing to get equipment across the creek when it is at its lowest level safely and reliably. This constitutes a conditional use per City Code 10-4-5 (B).

Ron Stych, 3308 Clermont Drive, and Bill Parks, 1749 Arbor Oaks, were present to discuss the request. Mr. Stych explained that the Cedar Street Project sits right at the beginning of the brush and scrub trees on this property. He indicated that they would like to clean up the area. Wolf asked if there had been some DNR involvement to this point. Stych replied they had contacted the DNR and their staff suggested a Missouri Ford System. Their design is very similar to this system. Fangman stated that the installation of this crossing would not change the creek flow. He added that City Engineer Jim Edgmond had been involved in discussions and reviewed the project. Stych reaffirmed that the creek flow would be maintained. He said they were installing a base to the creek so there was a solid area to drive across. Sam Bennett, 1803 Cedar Street, expressed concerns about the changes causing FEMA issues. Mr. Bennett explained that he and neighbor Tim Garvin had to go through extensive engineering studies to be excluded from the FEMA Flood Plain map. Fangman responded that the process of the flood plain development permit is to make sure they do not change the flow. Bennett acknowledged that he likes the forest reserve that Bill Parks started. He stated that he is fine with the project if it doesn't change anything with FEMA. Tim Garvin, 1815 Cedar Street, said Dr. Parks has done a lot of good things in the area. Mr. Garvin noted that he had the same FEMA Flood Map concerns as Mr. Bennett, but staff alleviated those concerns with this discussion. Fangman noted that FEMA changed the flood plain maps when they reevaluated the levee. Hansen asked if the city engineer would oversee the project. Fangman replied that was not required. Stych invited the city engineer to stop by anytime during the project. A project schedule was submitted with

their request. Fangman advised that they could let Edmond know when the project was complete and he could come out for inspection. Munier motioned to approve the request; seconded by Hansen. All ayes, motion carried.

Adjourn.

ATTEST:

Respectfully Submitted,

Larry Wolf, Chairperson
Zoning Board of Adjustment

Andrew Fangman, Secretary
City Planner