

**MINUTES**  
**February 7, 2017 – 5:30 p.m.**  
**Zoning Board of Adjustment**  
**Muscatine City Hall**  
**City Council Chambers**

**Present:** Seth Munier, Jodi Hansen, Monica Gonzalez, and Robert McFadden

**Excused:** Larry Wolf.

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

Vice Chairperson Jodi Hansen opened the meeting at 5:30 p.m. and read the Mission Statement.

**Minutes:** McFadden motioned to approve the minutes submitted for the February 7, 2017 meeting; seconded by Gonzalez. All ayes, motion carried.

**Conditional Use Case #ZBACU6-032217, filed by Jeff Osborne, to operate a bed and breakfast at 417 Green Street. This property is located in the R-3 Zoning District. This constitutes a Conditional Use per City Code Section 10-6-2(K).**

Jeff Osborne, 417 Green Street, was present to discuss his request. Mr. Osborne advised that he and his wife purchased the old St. Mary's rectory after the church was demolished. They have approximately two acres and the parking lot from the church remains. They plan to remove most of the parking lot, but will maintain the required parking spaces for a bed and breakfast. They will have one unit to offer for now with long-term plans for a second unit. Each unit will have a private entrance. Fangman stated that one neighbor had called in to support the proposed use. Fangman noted that any signage would require a variance. Mr. Osborne replied they hadn't decided what they may want to do for signs. McFadden motioned to approve the conditional use request; seconded by Gonzalez. All ayes, motion carried.

**Appeal Case #ZBAV5-032217, filed by Jeremy Fowler, to rebuild a duplex at 521 League Street on the existing foundation and footprint. This is a tornado-damaged building. A variance is required for the duplex per City Code Section 10-6-1 and setbacks from property lines per City Code Section 10-6-3(A).**

Jeremy Fowler, 1107 Sycamore Street, was present to discuss his request. Mr. Fowler stated that his rental property was completely destroyed by a tornado on March 6, 2017. He advised that he had a 24 ½' x 46' building with two small, one-bedroom apartments. The apartments shared the basement. He said he would like to rebuild the structure the same as it was. He indicated that the existing building set back 31 feet from the sidewalk and 17 feet from the rear. Fangman reported that two neighbors had called – one in support; the second asked for more information and then expressed their support. Gonzalez motioned to approve the request as submitted; seconded by Munier. All ayes, motion carried.

Meeting adjourned.

ATTEST:

Respectfully Submitted,

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Jodi Hansen, Vice Chairperson  
Zoning Board of Adjustment

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Andrew Fangman, Secretary  
City Planner