

MINUTES
September 4, 2018 – 5:30 p.m.
Zoning Board of Adjustment
Muscatine City Hall
City Council Chambers

Present: Jodi Hansen, Robert McFadden, and Seth Munier

Excused: Larry Wolf and Monica Gonzalez

Staff: Andrew Fangman, City Planner, Community Development
Christa Bailey, Office Coordinator, Community Development

Acting Chairperson Jodi Hansen opened the meeting at 5:30 p.m.

Minutes: Approval of the minutes from the August 7, 2018 meeting will be moved to the next meeting.

Conditional Use Case No. #ZBACU11, filed by the City of Muscatine, to obtain a flood plain development permit to construct a drainage swale as part of the Houser Street Parking Expansion and Athletic Field Grading Project. This constitutes a conditional use per City Code Section 10-4-5 (B).

Andrew Fangman, City Planner for the City of Muscatine, was present to discuss the request. Fangman explained the 17 acres across from the current soccer field is to be used for 203 parking spaces and 4 future soccer fields. The City would like to create a new swale on the west side of the property and such work will not cause flood water to rise any higher than it currently does. Robert McFadden asked Fangman to explain what a swale is and Fangman replied it is essentially a gradual ditch.

Dustin Phelps, 3206 Hershey Building 4, expressed his concern about the swale because when he bought the property in 2012 the City made him complete drainage work around a present berm. Phelps spends approximately 4,000-5,000 dollars per year to clean out the drainage and he is concerned that the new swale will add to this issue. He also explained it is very difficult to maintain the berm to look aesthetically pleasing. Fangman noted that he has not found any history on how or why the berm was created in the first place but the city hired engineer can help with the drainage down by the slough which may in turn help with Phelps' issue. Phelps commented that he has tried many different things included check dams which did not help. Robert McFadden expressed that the berm may need removed. Jodi Hansen requested Fangman to ensure that the city engineer, Jim Edgmond, keeps in contact with Phelps to address these issues.

Pat Mealy, 3206 Hershey Menasha Building, commented that it appears a person's driveway washed out during a heavy rainfall and all the debris runs down towards Phelps. Fangman stated that the drainage swale project will not make anything worse than it currently is but he does agree that Jim Edgmond needs to work on the slough drainage to help with the current Phelps' drainage issue. Mealy also commented that there is erosion on the backside of Menasha coming from the heavy rain on Hershey and that debris is running down towards the Phelps building.

Jodi Hansen asked for a motion to approve the conditional use case request. Robert McFadden motioned to approve, Seth Munier seconded. All ayes, motion carried.

Meeting adjourned.

ATTEST:

Respectfully Submitted,

Jodi Hansen, Chairperson
Zoning Board of Adjustment

Andrew Fangman, Secretary
City Planner