

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

**Present:** Jodi Hansen, Robert McFadden, Monica Gonzalez

**Excused:** Seth Munier

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

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

**Minutes:** Monica Gonzalez motioned to approve the minutes submitted for the August 7, 2018 and September 4, 2018 meetings; seconded by Robert McFadden. All ayes, motion carried.

**Conditional Use Case No. #ZBACU12, filed by Grain Process Corporation, 1600 Oregon St, to replace two cells located within the Mississippi River (Lat. 41.4011419, Long. -91.059507) and Flood Channel District, this constitutes a conditional use (Flood Plan Development Permit) as per City Code Section 10-5-5.**

Andrew Fangman reminded the board members of the reasoning why the case has been brought before them, any time a permanent structure is built within the flood zone it needs to be reviewed to ensure the structure will not alter or raise the flood plain. Jared Huhndorf, an engineer for Grain Processing Corporation, was present to discuss the request. Huhndorf stated that two cells currently located within the Mississippi River are in very bad condition and need to be replaced in order to continue loading out barges in the future. Monica Gonzalez motioned to approve the conditional use case; seconded by Robert McFadden. All ayes, motion carried.

Meeting adjourned.

ATTEST:

Respectfully Submitted,

---

Jodi Hansen, Chairperson  
Zoning Board of Adjustment

---

Andrew Fangman, Secretary  
City Planner