

**MINUTES**  
**December 1, 2015 – 5:30 p.m.**  
**Zoning Board of Adjustment**  
**Muscatine City Hall**  
**City Council Chambers**

**Present:** Allen Harvey, Larry Wolf, and Jodi Hansen.

**Absent:** Rochelle Conway and Seth Munier

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

Chairperson Allen Harvey opened the meeting at 5:30 p.m. and read the Mission Statement.

**Minutes:** Wolf motioned to approve minutes for the September 1 and October 6, 2015, meetings; seconded by Hansen. All ayes, motion carried.

**Conditional Use Case No. 274, filed by Pete Schwiegeraht for Harrison Street Lofts, to construct a 3-story multi-family (workforce housing) building, on the corner of Harrison Street and Bandag Road (Parcel #0825276036). A conditional use is required for residential use on the first floor in the C-1 Zoning District per City Code Section 10-11-2(I).**

Peter Schwiegeraht of Miller Valentine Group was present to discuss the request. Mr. Schwiegeraht noted that the company has been a developer for more than 50 years and have been operating in Iowa for six years. He advised that they are long term owners of the assets. They propose a building with approximately 55 units with a mix of 1, 2, 3, and 4 bedroom units. All units will include laundry, two bathrooms, and have open floor plans. They will have full-time on-site management. The buildings will be built to green building standards. All units will be handicap accessible. Mr. Schwiegeraht explained that they were submitting a funding application to the Iowa Finance Authority for \$10 million. The housing credits available are for housing units only. The credits will not apply if there is any commercial use at the property. Additionally, they do not believe the space to be marketable for retail on the first floor being located so close to the mall. He advised that his company had presented the project informally to City Council and received support. After meeting with ZBA they will have a full presentation to City Council for review and support. City Council support is needed for the funding application. Harvey asked if the color representation shown at the meeting would be the same as what is to be built. Mr. Schwiegeraht indicated that it will be very similar to the photos of the unit in Newton. He indicated that the front of the building will face Harrison Street. One wing of the building will face Harrison and another will face the school with parking in the rear. Wolf asked for clarification of the workforce housing designation. Schwiegeraht explained that it represents families in general. He added that income criteria is a factor for qualifying to rent one of the units. The target is moderate income with a bandwidth of \$20,000-47,000. With the tax credits they will be able to provide somewhat discounted rental fees. Hansen asked if there were any statistics available for viability. Schwiegeraht stated that a market study had been conducted but he just received the report and would like to verify the findings before sharing. He added that early indicators show that there is a huge demand for housing in Muscatine and no tax credits have been issued in Muscatine for more than 10 years. Approximately 900 households in the area would qualify for their housing type with only 70-90 units now available. Harvey asked if it was possible more housing units could be needed. Schwiegeraht replied that the hope is to get this project built and obtain funding to come back with senior housing units. Harvey questioned if they have existing multi-family units in other towns. Schwiegeraht noted that there were and that there was a smaller unit in Newton. Hansen asked if the existing buildings are well-maintained. Schwiegeraht stated that there is no third party management. They are responsible for their own property management and maintenance. They believe this protects their properties and reputation. Harvey followed up by asking if they build the units themselves. Schwiegeraht explained that they will act as the general contractor only. The project will be bid locally. Fangman advised that staff strongly supports this proposal. He added that it fits a need and the location is good. Wolf motioned to approve the request; second by Hansen. All ayes, motioned carried.

Adjourn.

Respectfully Submitted,

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Andrew Fangman, Secretary  
City Planner

ATTEST:

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Allen Harvey, Chairperson  
Zoning Board of Adjustment

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

**Present:** Larry Wolf, Rochelle Conway, Jodi Hansen, and Seth Munier.

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

Chairperson Allen Harvey opened the meeting at 5:30 p.m. and read the Mission Statement.

**Minutes:** Wolf motioned to approve minutes for the September 1 and October 6, 2015, meetings; seconded by Hansen. All ayes, motion carried.

**Appeal Case No. 953, filed by Kevin L. Wilson, to construct an addition onto an existing building at 216 Busch Street. The proposed addition will extend into the required 30-foot front yard setback per City Code Section 10-14-3(A).**

Kevin Wilson, 216 Busch Street, was present to discuss the request. Mr. Wilson explained that they would like to enlarge the office at their business. He noted that the lot is an irregular shape and also on a corner. He stated that the building would be set back 23 feet from the property line at the closest point. Fangman stated that staff recommends approval of this request. He added that this is a classic case of why there is a variance process. The Community Development Department did not receive any comments from the public about this request. Hansen motioned to approve the request; second by Conway. All ayes, motioned carried.

**Conditional Case No. 275, filed by GTJT Properties, LLC, to allow residential use of 207 Lake Park Blvd. now zoned C-1. The building will house office space and apartments. This constitutes a Conditional Use to allow residential apartments on the first floor in the C-1 zoning classification per City Code Section 10-11-2 (I).**

Jay Franklin and Greg Campbell were present to discuss their request. Mr. Franklin advised that they wanted to develop an area for office space and use the remainder of the building for residential apartments. Munier asked if everything will be on one floor. Franklin affirmed that there would only be one floor. He added that there is tons of parking available. Fangman noted that staff supports this request. He indicated that this type of mixed use development is supported by the City's Comprehensive Plan. He also added that this meets the continued demand for housing. The Community Development Department did not receive any comments from the public about this request. Hansen asked what type of business would be in the building. Franklin advised that an insurance office would occupy approximately 1,200 square feet of the building. He asked if there was any restriction on the size of commercial space. Fangman replied that the conditional use request is to allow for residential development on the first floor. Munier asked if any of the old structure would remain or if it would be completely demolished. Franklin responded that the concrete walls and steel girders will remain, the rest will be gutted. Gobin asked if there would be signage. Fangman noted that the C-1 zoning district is very generous for signage allowance. Campbell replied that they would have a small sign for the insurance office. Munier motioned to approve the request; second by Conway. All ayes, motioned carried.

**Election of Officers**

Wolf asked if members would like to elect new officers as Allen Harvey who was serving as chairperson had left the Board. Conway motioned to have Wolf serve as chairperson and Hansen as vice chairperson; seconded by Munier. All ayes, motion carried.

Adjourn.

ATTEST: Respectfully Submitted,

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Allen Harvey, Chairperson  
Zoning Board of Adjustment

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Andrew Fangman, Secretary  
City Planner