



# Conditional Use Permit #9



A request filed by Sharon Phillips of the Jesus Mission Church, to allow for the church at 509 Mulberry Church at 509 Mulberry Avenue to operate as an emergency shelter. An emergency shelter qualifies as a Conditional Use in a C-1 Zoning District per City Code 10-11-2(I).

Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine  
 Prepared by: Andrew Fangman, City Planner  
 Date: November 1, 2017



CITY OF MUSCATINE, IOWA

CONDITIONAL USE

Zoning Board of Adjustment  
Conditional Use Case No.: \_\_\_\_\_

Filed: 10-27-17

Board of Adjustment  
City of Muscatine, Iowa

Ladies and Gentlemen:

On 10-27-17, the undersigned applied for a Conditional Use Permit to  
operate an emergency shelter

Located on lot 1 Block 104 Addition Original Town Address 509 Mulberry  
in the C-1 Zoning District.

This constitutes a Conditional Use as Section 10-11-2(I) A  
Use to be determined as the same character  
as the permitted uses

Very truly yours,

Sharon Phillip  
APPELLANT SIGNATURE  
SHARON PHILLIP  
PRINT NAME  
216 ROSCHAWN AVE  
ADDRESS  
MUSCATINE IA  
PHONE 52761

Fee Paid: 10/30/17  
Receipt No.: 00048336  
Date of Hearing: \_\_\_\_\_  
Notice Sent: \_\_\_\_\_  
Approved by Andrew Fangman: \_\_\_\_\_

Filing fee is \$200.00.

APPLICANT, OR REPRESENTATIVE FOR, MUST BE PRESENT AT MEETING FOR ACTION TO BE TAKEN.

- CHECK LIST**
- Request must be submitted two weeks prior to meeting date. Board meets the first Tuesday of each month.
  - Letter of explanation for request.
  - Site plan.
  - Names & addresses of property owners within 200 feet of property lines.



# Jesus Mission Church

**42-1259470**

509 Mulberry Avenue  
Muscatine, Iowa 52761

Pastor Sharon Phillips  
563-264-5430

October 27, 2017

To Muscatine County Zoning Commission:  
Andrew Fangman

Since operating Jesus Mission Church for 32 years and Pearl City Outreach for 25 years we have on different occasions kept people on emergency situations on the Jesus Mission Church side. We have complied with every rule and regulations the city or fire department has required of us to fix. I'm not asking for a homeless shelter but in emergency situations a place to be able to let people stay. We have seen 2 people freeze to death, Mike Housel and Karen Christner in the past. We do work with MCSA, but there are some that have nowhere to go. They either don't have an ID, or listen to the rules at MCSA. Some do not have the money to stay or they may have felonies where they cannot stay there. So, this is where we could help fill in the gap. We have a person who does watch the place for us when people are there. We have 4 exits in the sanctuary and 16 cameras throughout our building. My request is that you will let us continue this for those individuals who have an emergency need. We allow all day long for those who need to take a shower, keep warm or get out of extreme heat, have a hot meal and can get clean clothing from Jessica Faye's Closet. If you would consider us to be rezoned for an emergency facility that it would continue to be a better alternative for the city of Muscatine. I don't have the heart to see one person freezing or to die under certain weather conditions. We have no paid staff and the volunteers who work here sometimes are those we have helped. They are very grateful. I pray you will consider this petition of what we have asked for today. We have never had any trouble in the night and as I have stated they are very grateful to have a blanket and sleep on the floor or pews. Thank you for your consideration and if there is any more information you need please let me know.

Sincerely,

*Pastor Sharon Phillips*

Pastor Sharon Phillips  
563-264-3805