

**MINUTES**  
**December 12, 2017 – 6:00 p.m.**  
**Zoning Board of Adjustment**  
**Muscatine City Hall**  
**City Council Chambers**

**Present:** Seth Munier, Jodi Hansen, Larry Wolf, and Robert McFadden

**Excused:** Monica Gonzalez.

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

Chairperson Larry Wolf opened the meeting at 6:00 p.m. and read the Mission Statement.

**Minutes:** Minutes motioned to approve the minutes submitted for the June 13, 2017, September 5, 2017, October 10, 2017 and November 7, 2017 meetings; seconded by McFadden. All ayes, motion carried.

**Appeal Case #ZBA9, filed by David Howard of 5617 Hwy 7 New Boston, IL, to install an electronic message center at 1216 Park Avenue, in location 3' from the Park Avenue right-of-way line. The proposed sign does not meet the required setback per City Code Section 10-21-3 (B)(1).**

David Howard of 5617 Hwy 7 New Boston, IL was present to discuss his request. The City Code requires signs to be setback 1 square foot per square foot of the sign's size, which would be into the building. The sign on the south side which faces the residential area would be stagnant and not flashing lights. McFadden went and inspection the area and Mr. Tee's which is in the same general vicinity has a sign that is about 10 feet back from the ROW and 10 feet from the ground. Hansen asked Howard if he is looking to set the sign at 8 feet or 10 feet high. Howard replied he would like 8 feet but he will do whatever is approved. McFadden asked how far the sign would be off the ROW and Howard answered 3 feet. McFadden then confirmed with Howard that he would be able to make the sign 10 feet from the ground. Fangman reminded the board to think of the state of hardship and when would they possibly approve something like this again.

Joy and Gary Lem were present to discuss their issues with the sign. They mentioned the sign would be very close to their house, it might bring their property value down, and light pollution from the sign. They walk their dog on their street and would not want drivers to be distracted by the sign. The Lems complained the sign faces south but it still lights up the interior of the house. McFadden asked Howard if the sign would be able to be turned off or dimmed. Howard explained the sign is fully programmable and is willing to work with neighbors if the sign is bothering them. Munier asked is there are any code stipulations about sign's brightness. Fangman explained there are none in the S-2 district. Munier commented since there is no stipulation they should work it out among themselves. Fangman asked but what happens if they can't work it out? Hansen inquired if there are any stipulations that have been done in the past. Fangman stated that in the past they stipulated the sign to be turned off by 8:00 p.m. McFadden asked if Mr. Tee's or Salvatore's have any stipulations. Fangman mentioned there is not any currently but a new City Code is in the works. Wolf reassured the Lems that some of their concerns would be fixed with the type of equipment being installed. The Lems asked how such a large sign is allowed. Fangman stated that the code allows up to 25 square feet. McFadden motioned to approve the request; Munier suggested a caveat to require the sign to be turned off 4 hours before and after business hours. Wolf asked if there was a second motion with the caveat. McFadden seconded the motion. All ayes, motion carried.

**Conditional Use Case #ZBACU10, filed by Michael Steele of 2316 Stonebrook to construct a mini-storage facility on parcels 0825401024 and 0825401102, said parcels being located on the north side of Colorado Street between Park Avenue and Plaza Place. Mini-storage being a conditional use in the C-1 Zoning District per City Code Section 10-11-2 (I).**

Michael Steele of 2316 Stonebrook was present to discuss his request. Steele explained that he currently owns Plaza Storage and the adjacent Ultimate Tax. Steve Phillips currently owns the parcels and the only access is through the Plaza Storage driveway. Munier asked how many units there would be and Steele answered 30 units. Fangman explained why

a variance is required and that staff recommends approval as it is good for the city and taxes. There no comments from any neighbors. McFadden motioned to approve the conditional use case; seconded by Munier. All ayes, motion carried.

**Conditional Use Case #ZBACU11, filed by William and Lisa Reimers of 1609 Mulberry Avenue, to construct a mini-storage and vehicle storage facility at 3800 Park Avenue West. Mini-storage and vehicle storage being a conditional use in the C-1 Zoning district per City Code Section 10-11-2(I).**

William Reimers of 1609 Mulberry Avenue was present to discuss their request. Reimers explained that the description of mini-storage is inaccurate as they have no intention of building storage units. They would put up a fence in the back for RV and boat storage as the City Code requires fencing with plats. Reimers stated that there is only one neighbor to the north and they would not have any lights that would infringe upon them. McFadden asked if the storage area would be gravel or concrete. Fangman explained that it will be a hard surface but they are working with the city engineer on alternatives. Hansen motioned to approve the conditional use request; seconded by Munier. All ayes, motion carried.

Meeting adjourned.

ATTEST:

Respectfully Submitted,

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Larry Wolf, Chairperson  
Zoning Board of Adjustment

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Andrew Fangman, Secretary  
City Planner