

Board of Adjustment Meeting Minutes – August 7, 2026

The Muscatine County Board of Adjustment met in the Board of Supervisors Office on Friday, August 7, 2026 at 10:00 a.m.

Present: Emily Geertz, Tom Harper, Michael Smock, Janelle Spies, and Ashley Spitler

Absent: None

Staff Present: Eric Furnas and Morgan Othmer

Others present included: David & Marylu Watkins

- **Approval of June 5, 2026 meeting minutes.**

- A motion was made by Tom Harper to approve the June 5, 2026 meeting minutes and was seconded by Michael Smock.
 - Ayes: Emily Geertz, Tom Harper, Michael Smock, Janelle Spies and Ashley Spitler
 - Opposed: None
 - Motion approved.

- **Case #26-08-01**

- David explained that they would like to build a house on the property and due to the parcel size and large road right-of-way space is limited. They would like to be able to build closer to the front lot line to allow for more backyard space.
- Eric explained that Moscow had been platted a long time ago and was most likely done with the expectation that it would become an incorporated town with city sewer and city water. With the plan to incorporate, the lots would not need to be sized to have adequate space for septic systems, wells, and the required separation distances. In many locations, there is quite a bit of county road right-of-way, and the lot lines are a considerable distance from the traveled portion of the road. This does make it difficult to meet the required setback distances. The area they are proposing to build on does meet the minimum lot size requirement for R-2.
- Eric asked for clarification on which way the house would face. David answered that the front would face 3rd Street. The variance would be 17' for the front and 20' off the side lot line. He explained that staff believe there is adequate space and it would not change the characteristics of the neighborhood nor impact sight distance at the intersection.
- Janelle summarized that the request meets the criteria for a numerical variance due to the small lot size and would not alter the essential character of the surrounding neighborhood.
- A motion was made by Ashley Spitler to grant a Variance to allow a new single-family dwelling to be built approximately 15' from the front lot line and 20' from the side lot line. Second by Tom Harper.

- Ayes: Emily Geertz, Tom Harper, Michael Smock, Janelle Spies and Ashley Spitler
 - Opposed: None
 - Motion approved.
- The meeting was adjourned at 10:10 a.m.

MUSCATINE COUNTY BOARD OF ADJUSTMENT
Muscatine County Development Office
3610 Park Avenue West, Muscatine, IA 52761
Phone 563-263-0482
Email: zoning@muscatinecountyia.gov
Website: www.muscatinecountyia.gov