

## **Zoning Commission Meeting Minutes – April 10, 2026**

The Muscatine County Zoning Commission held a Public Hearing at the Administration Building on Friday, April 10, 2026, starting at 10:30 a.m.

**Zoning Commission Members Present:** Brad Akers, Laura Curtis Kramer, Tom Harper, Martha Peterson and Ashley Spitler

**Zoning Commission Members Absent:** None

**Staff Present:** Eric Furnas and Morgan Othmer

**Others present included:** Pat Daufeldt, Ray Warren, Jason Dumont, Ryan Deahr, Mike & Susan Deahr, Brenda & Jerry Simon, Jared Deahr, Emily Daufeldt

- **Approval of the March 6, 2026 meeting minutes.**
  - A motion was made by Ashley Spitler to approve the March 6, 2026 meeting minutes and was seconded by Brad Akers.
    - Ayes: Brad Akers, Laura Curtis Kramer, Tom Harper, Martha Peterson, Ashley Spitler
    - Opposed: None
    - Motion approved.
  
- **Agenda Item #02 – JDSF Farms Rezoning**
  - Jason presented a few maps to the Board of Adjustment members. He explained that he believes the ground is not “prime” farm ground due to the following:
    - Only 60-70% of the ground is tillable.
    - Over half of the property is highly erodible.
    - The average CSR score is 61.
  - Jason explained that there is 50’ difference in elevation from the front to the back of the property.
  - Jason also provided the Board of Adjustment with a map showing various separation distances from surrounding properties.
  - Next, Jason responded to Ashley’s question that was asked at the March meeting regarding the need for the new subdivision. Jason explained that after completing some research, there are no other developments near West Liberty where you can have a 2–3-acre lot and have a house, a barn, and animal(s) on it.
  - Next, public attendees provided comments. The following attendees spoke:
    1. Brenda Simon
    2. Susan Deahr
    3. Mike Deahr
    4. Pat Daufeldt
    5. Emily Daufeldt

- Attendees brought up the following concerns:
  - Concern about approval leading to additional growth in the area.
  - Concern of odors from the nearby hog confinements affecting the new homeowners and receiving complaints from them.
  - Concern that noises from shooting on neighboring properties will startle the new homeowners.
  - Concern about the spread of avian influenza if poultry are kept on the properties.
- A motion was made by Laura Curtis Kramer to close the public hearing at 10:55 a.m. Ashley Spitler seconded the motion.
  - Ayes: Brad Akers, Laura Curtis Kramer, Tom Harper, Martha Peterson, Ashley Spitler
  - Opposed: None
  - Motion approved.
- A motion was made by Ashley Spitler to recommend approval for the rezoning of approximately 12.44 acres from A-1 to R-1; Martha Peterson seconded the motion.
  - Ayes: Tom Harper, Ashley Spitler
  - Opposed: Laura Curtis Kramer, Martha Peterson
  - Abstained: Brad Akers
  - Motion Denied.
- Meeting adjourned at 10:58 a.m.

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