



**City of Oskaloosa
Planning and Zoning Commission
Council Chambers
City Hall, 220 S. Market Street
Oskaloosa, IA 52577
Agenda
5/9/2016
4:30 PM**

1. Roll Call

Chair: Campbell____; Members:Blomgren;____;Jensen____; Keep____;
Tarbell____; Tews____;Wagner____;

2. Approval of the Minutes

A. Approval of the minutes from the April 11, 2016 meeting

Documents: [20160411 PZ MINUTES.PDF](#)

3. Street and Alley Vacations

A. Consider the vacation and sale of the 60 foot by 16.5 foot section of the east-west alley adjacent to 402 4th Avenue West.

Documents: [402 4TH AVE W ALLEY VACATE AGENDA.PDF](#), [ALLEY VACATE APPLICATION.PDF](#), [402 4TH AVE W ALLEY VACATE.PDF](#), [RESPONSE POSTCARDS-ALLEY VACATE.PDF](#), [402 4TH AVE W ALLEY VACATE RESOLUTION.PDF](#)

4. Ordinances

A. Consider recommending changes to the on-street parking restrictions along C Avenue East from North 11th Street to South Park Avenue.

Documents: [C AVE E PARKING CHANGE AGENDA.PDF](#), [C AVE E PARKING OPTION 1 STAFF RECOMMENDATION.PDF](#), [C AVE E PARKING OPTION 2 STAFF RECOMMENDATION PARKING.PDF](#), [C AVE E NO PARKING ZONES.PDF](#), [C AVE E SURVEY RESPONSES.PDF](#), [VICKIE WOLFE LETTER.PDF](#), [C AVE E NO PARKING CHANGE OPTION 1 ORDINANCE.PDF](#), [C AVE E NO PARKING CHANGE OPTION 2 ORDINANCE.PDF](#)

5. Miscellaneous Business

A. Consider setting the date for a public hearing on changes to

the Oskaloosa Municipal Code that would require sidewalk for new developments.

Documents: [SIDEWALK REQUIREMENT AGENDA.DOCX](#), [NOTICE OF PUBLIC HEARING.PDF](#)

B. Consider amending Table 17.08 B, pertaining zoning district regulations and permitted uses for medium retail services.

Documents: [EXPLANATION MEDIUM RETAIL CODE AMENDMENT.PDF](#), [ORDINANCE RETAIL SERVICES.PDF](#), [RESOLUTION RETAIL SERVICES.PDF](#)

C. Planning & Zoning Attendance Record

Documents: [PLANNING AND ZONING ATTENDENCE RECORD\(1\).PDF](#)

6. Adjournment

If you require special accommodations, please contact the City Manager's Office at least 24 hours prior to the meeting at (641) 673-9431.

CITY OF OSKALOOSA
PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
April 11, 2016

A regularly-scheduled meeting of the Planning and Zoning (P&Z) Commission for the City of Oskaloosa was called to order at 4:30 p.m. on Monday, April 11, 2016, by Wyndell Campbell, at 220 South Market Street, Oskaloosa, Iowa.

COMMISSION MEMBERS PRESENT: Pamela Blomgren, Wyndell Campbell, Andrew Jensen, R. D. Keep and Stephen Tews. COMMISSION MEMBERS ABSENT: Sarah Tarbell and Gabriel Wagner. CITY STAFF PRESENT: Akhilesh Pal, Nathan Wiley and Marilyn Johannes. OTHERS PRESENT: Del Johnson, Brad Hodges and Rodney DeRonde from the Fellowship Bible Church, Sondra and Jerry Bottenfield and Hailey Brown, editor of the Herald.

Minutes from the March 14, 2016 Planning and Zoning Commission meeting.

It was moved by Tews, seconded by Keep to approve the March 14, 2016 Planning and Zoning Commission minutes. Motion carried unanimously.

Consider a site plan for Fellowship Bible Church located at 1000 A Avenue West.

Pal explained Fellowship Bible Church (FBC) submitted a site plan for an addition to the church. However, the proposed site plan does not meet 11 code requirements and the FBC is requesting that six of the requirements be waived.

It was moved by Tews, seconded by Keep to approve the site plan with the eleven stipulations.

Campbell and Jensen said they were members of the Fellowship Bible Church, but were advised by staff they could be part of the discussion and vote.

Brad Hodges from FBC addressed the commission regarding the need for the addition. Hodges mentioned the church has plans for Sunday school classroom space and they need to make the church ADA compliant. Hodges said FBC would like stipulations 2, 3, 5, 7, 8 and 9 waived. Hodges said the church did not anticipate the cost for the requirements.

Pal said the site plan is not complete and because some of the parking spaces are larger than required by SUDAS, could get more parking spaces if just meet required size of spaces. Pal said would need scale drawing to figure out.

Del Johnson from FBC said the bids for the improvements came in higher than anticipated so the cost to meet the stipulations could jeopardize the project so want stipulations waived.

Blomgren: Sympathetic, empathetic, but do not believe waivers should be handed out because of cost, same requirements for all, not picking on church. Financial cost not good enough reason, the city has standards. Asked staff if there is any leeway with stipulations.

Keep said he did not believe FBC can get to 70% impervious area. Pal: With current site plan cannot meet. If reconfigured would have to look at that. Do not have a complete site plan so cannot confirm.

Jensen asked what triggered site plan review. Pal: When realized the development exceeded 25% of the area, FBC was told a site plan would be required. Gross floor area exceeds 25%.

Tews asked if chip seal constitutes imperious. Pal: Yes, even gravel does. Keep: What percentage of impervious area now? Wiley: 74% now. Cannot calculate public right-of-way in impervious area.

Jensen asked about the A Avenue Corridor Plan. Pal said signs and sidewalk relocation are requirements. Tews: For consistency need sidewalk there.

Keep asked about J Street parking regulations. Pal said off-street parking only can be factored into calculations.

Jensen: Being a member of church driving concern is ADA, want to put in an elevator.

Campbell: Believe curb and gutter and sidewalk should be addressed. Asked if could make improvements in phases and asked what time frame is to complete the site plan requirements. Pal: Believe you have 180 days to get a building permit. If no activity in six months have to resubmit a site plan for approval. However, City Council is allowed to grant extensions and City Council did approve an extension for a project recently.

Tews: Could FBC include grassed areas in part of area to meet impervious area? Wiley: Yes.

Johnson: Have utilities in area of alley location so cannot build on that area. Campbell: Expense to relocate utilities is on the property owner. City Council has final say regarding planning and zoning recommendations.

Keep: Torn on requirements. Proponent of sidewalks. Campbell: Believe the Planning and Zoning Commission is charged with maintaining the codes. It is City Council prerogative to address these issues.

Wiley: 10 foot buffer on J and High might add green space but would take some parking spaces.

Jensen: (P&Z) Job to enforce standards and regulations. Allow church to grow in current location, value in that. Sometimes need to make tradeoffs but do not want to relax standards. Blomgren: Agree but that is not what we have here. Have three items see as a priority so would like to keep some and strike some stipulations.

Campbell called for a roll call vote on the motion to approve the site plan with the stipulations. The vote was: YES – Blomgren, Campbell and Tews. No – Jensen and Keep. Motion carried.

Discussion of possible conversion of A Avenue and South Market Street into three lane highways.

Tews: Recommend make South Market a three lane road like North Market. Jensen: Recommend Council do a study. Don't want to limit to only South Market. Recommend to City Council they have further discussion on the possibility. Blomgren: IDOT has to give their approval because they are state highways. IDOT asked Council to approve making A Avenue three lane when I was on City Council. I voted in favor of making A Avenue a three lane road. Keep: Ask Council to revisit recommendation. Campbell said he would visit with the City Manager and staff regarding the matter.

Discussion of possible changes to the Oskaloosa Municipal Code that would require sidewalks for new developments.

Pal: Should we require sidewalks in new development? Currently sidewalks are only a site plan requirement in subdivisions. Campbell: Need to create standard equal, across-the-board, no exceptions. Jensen: In favor of sidewalks in place, not sure want to blanket it. There are exceptions. Pedestrian and connectivity needs need to be addressed. Campbell: City Council has right to grant exceptions. Keep: Believe there are places where not possible. Blomgren: Connectivity, walkability could be put in code language. Keep: Like option 2b. Campbell/Blomgren: Like option 2b also. Pal: Can put action item on next Planning and Zoning Commission agenda.

Pal told the commission historically the commission has met on the second Monday of the month but he would like to change the meeting date to the day after the first council meeting each month which would usually be a Tuesday. Commission members present had no problem with the change.

It was moved by Blomgren, seconded by Jensen to adjourn. Motion carried unanimously. The meeting adjourned at 6:05 p.m.

Minutes by Marilyn Johannes



Planning & Zoning Commission

Meeting Date: May 9, 2016

Requested By: Public Works Dept.

Item Title:

Consider the vacation and sale of the 60 foot by 16.5 foot section of the east-west alley adjacent to 402 4th Avenue West.

Explanation:

Mr. Joshua Purdy, owner of 402 4th Avenue West, has requested that the portion of the east-west alley adjacent to his property be vacated. The alley is in an Urban Family Residential (R-2) zoning district.

The city conducted a survey of property owners with direct access to this alley. Among the residents that responded (3 total), all 3 of them approved of the alley vacate. This alley does contain overhead utility infrastructure, therefore easement rights will need to be obtained for utility access.

Recommended Actions:

Staff recommends the Planning and Zoning Commission approve the vacation and sale of the public alley.

Budget Consideration:

Residential public alleys are sold for \$0.50/square foot, therefore total revenue of (60 foot X 16.5 foot X \$0.50/square foot) = \$495.00 will be received in addition to the \$100 alley vacate application fee.

Attachments:

Resolution, Location Map, Survey Responses, and Alley Vacate Application.



City of Oskaloosa, Iowa

Public Works Department

804 South D Street, Oskaloosa, IA 52577
Phone: (641)673-7472 Fax: (641)673-3733

ALLEY VACATION REQUEST APPLICATION

PLEASE NOTE: Alleys located in residentially zoned areas are sold at the rate of \$0.50 per square foot. Alleys located in commercially or industrially zoned areas are sold at the rate of \$1.00 per square foot. The \$100.00 application fee **and** the purchase price of 1/2 of the applicant's portion of the alley must be paid at the time of this request. If vacation and sale of the alley is not approved, the purchase amount will be refunded. If vacation and sale of the alley is approved, adjacent property owners may purchase their portion of the vacated alley within 30 days of the final hearing. After 30 days, the remaining unsold portions of the vacated alley may be purchased by any of the adjacent property owners.

Alley Vacation Request Information

I, (We) Joshua Purdy am (are) requesting the vacation and sale of the
Applicant

North-South (or) East-West alley from South C Street to South D Street.
Cross Street Cross Street

Total Length: 60 feet Alley Width: 16.5 feet

Total Requested Alley Vacation Area: 990 square feet

Reason(s) for requesting alley vacation: Other end of block is already vacated
traffic causing damage to trees on the property

Contact Information

Applicant: Joshua Purdy 641-670-0366
Name Phone
402 4th Ave West purdy.joshua@yahoo.com
Address Email

Applicant Signature: [Signature] Date: 3/16/16

Non-refundable publication and processing fee: \$100.00 Date Fee and 1/2 of Alley Paid: 3/16/16
Amount Paid for 1/2 of the Alley: (990 square feet) X (\$.50 per square foot) = \$ \$ 495.00 ,
Total Area/2 Total Cost

Alley Vacation Approved Date Remaining Alley Purchased: _____
Amount Paid for Remaining Alley: (_____ square feet) X (\$ _____ per square foot) = \$ _____
Remaining Area Total Cost

Alley Vacation Denied: _____
Amount Refunded: \$ _____ Date Refund Paid: _____

Alley Vacate Request for 402 4th Avenue West

309

305

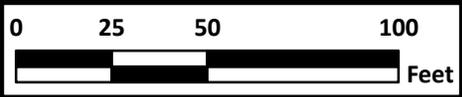
4th Ave W

SD St

SC St



5th Ave W



 ALLEY VACATE REQUEST AREA

ALLEY VACATION RESPONSES: 402 4th Avenue West

ADDRESS	NAME	RESPONSE	COMMENTS
402 4th Avenue West	Joshua & Paula Purdy	Yes, Approve of the alley vacation	
406 4th Avenue West	Gary & Kimberlee Spoelstra	No Response	
412 4th Avenue West	Ctacquisitions Corp	No Response	
504 South D Street	Michael & Sara Warner % Chad Ford	No Response	
510 South D Street	Shane Luckey	Yes, Approve of the alley vacation	
516 South D Street		No Response	
407 5th Avenue West	Brian & Kara Edel % Cindy Foster	Yes, Approve of the alley vacation	
513 South C Street	Marla Billick	No Response	

UTILITY COMPANY RESPONSES

MCG	Aerial Infrastructure
WATER DEPT.	No Major Utility Infrastructure
CENTURY LINK	Aerial Infrastructure
	Aerial Infrastructure
ENR/SAN	No Major Utility Infrastructure

RESOLUTION NO. _____

A RESOLUTION APPROVING QUIT CLAIM DEED AND VACATING THE EAST-WEST PUBLIC ALLEY
ADJACENT TO 402 4TH AVENUE WEST.

WHEREAS, a request has been made, and the City wishes to vacate, the east-west public alley
right-of-way that lies adjacent to 402 4th Avenue West and legally described as follows:

*The 60 foot by 16.5 foot section of the East-West alley lying adjacent to Lot 1 of Block 9
of Montgomery's Addition in the City of Oskaloosa, Mahaska County, Iowa*

WHEREAS, said request has been reviewed by the Planning and Zoning Commission and
recommended for approval; and,

WHEREAS, the City of Oskaloosa held a Public Hearing pursuant to Oskaloosa Municipal Code
12.24.030 and Iowa Code 362.3; and

WHEREAS, the City Council of Oskaloosa has vacated the alley described above, subject to the
retention of easement rights for utilities and ingress-egress to the same.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Oskaloosa, that the Mayor
and City Clerk are hereby authorized to sign all documents necessary to effectuate the intent of
this resolution.

BE IT FUTHER RESOLVED by the City Council of the City of Oskaloosa, Iowa that David Krutzfeldt,
Mayor, is hereby authorized and directed to execute a Quit Claim Deed on behalf of the City of
Oskaloosa, Iowa conveying the above described real property to the adjoining property owner
and the Mayor and City staff are further authorized to take necessary action to accomplish said
conveyance.

BE IT FURTHER RESOLVED by the City Council of the City of Oskaloosa, Iowa that the said Quit
Claim Deed be and is hereby approved and the city clerk is hereafter authorized to deliver said
deed after execution to adjoining property owner.

PASSED AND APPROVED this _____ day of May, 2016.

David Krutzfeldt, Mayor

ATTEST: _____
Amy Miller, City Clerk



Planning & Zoning Commission

Meeting Date: May 9, 2016

Requested By: City Council

Item Title:

Consider recommending changes to the on-street parking restrictions along C Avenue East from North 11th Street to South Park Avenue.

Explanation:

At their meeting on March 21, 2016, City Council directed staff to perform a study regarding the on-street parking restrictions along C Avenue East from North 11th Street to Park Avenue. Currently, a no parking zone exists on the south side of C Avenue East from North 11th Street to 400 feet west of South Park Avenue (See Figure 1 Attachment). The main concern was the visibility of vehicles exiting the hospital driveways due to the parked cars along the north side of C Avenue East.

As part of this study, a survey was mailed to the property owners in the affected area. Of the 16 property owners that responded: 7 (44%) want to leave the parking restriction as is (on the south side only), 6 (38%) want to restrict parking on both sides, 2 (12%) want to restrict parking on the north side only, and 1 (6%) wants to remove all parking restrictions.

This section of C Avenue East is 31 feet in width, which allows for parking on one side of the street, but not on both sides. According to the survey results, and to alleviate visibility concerns for hospital traffic, parking should be restricted on either the north side only or both sides. However, since a majority of respondents wanted the parking to be left as is, one side of the street should still be available for on-street parking. In addition, due to the two-way stop at the intersection of North 11th Street, parking should be restricted 50 feet either side of the stop sign for the visibility of waiting vehicles.

Staff Recommendations:

Option 1: Restrict parking along the north side of C Avenue East from 50 feet west of North 11th Street (for two-way stop visibility) to 325 feet west of South Park Avenue. In addition, restrict parking along the south side of C Avenue East from North 11th Street to 50 feet east of North 11th Street for two-way stop visibility. (See Figure 2 Attachment)

Option 2: Restrict parking on both sides of C Avenue East from North 11th Street to 325 feet west of South Park Avenue and on the north side of C Avenue East from 50 feet west of North 11th Street to North 11th Street for two-way stop visibility. (See Figure 3 Attachment)

Budget Consideration:

Minimal charges associated with changes to the Oskaloosa Municipal Code.

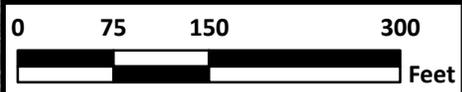
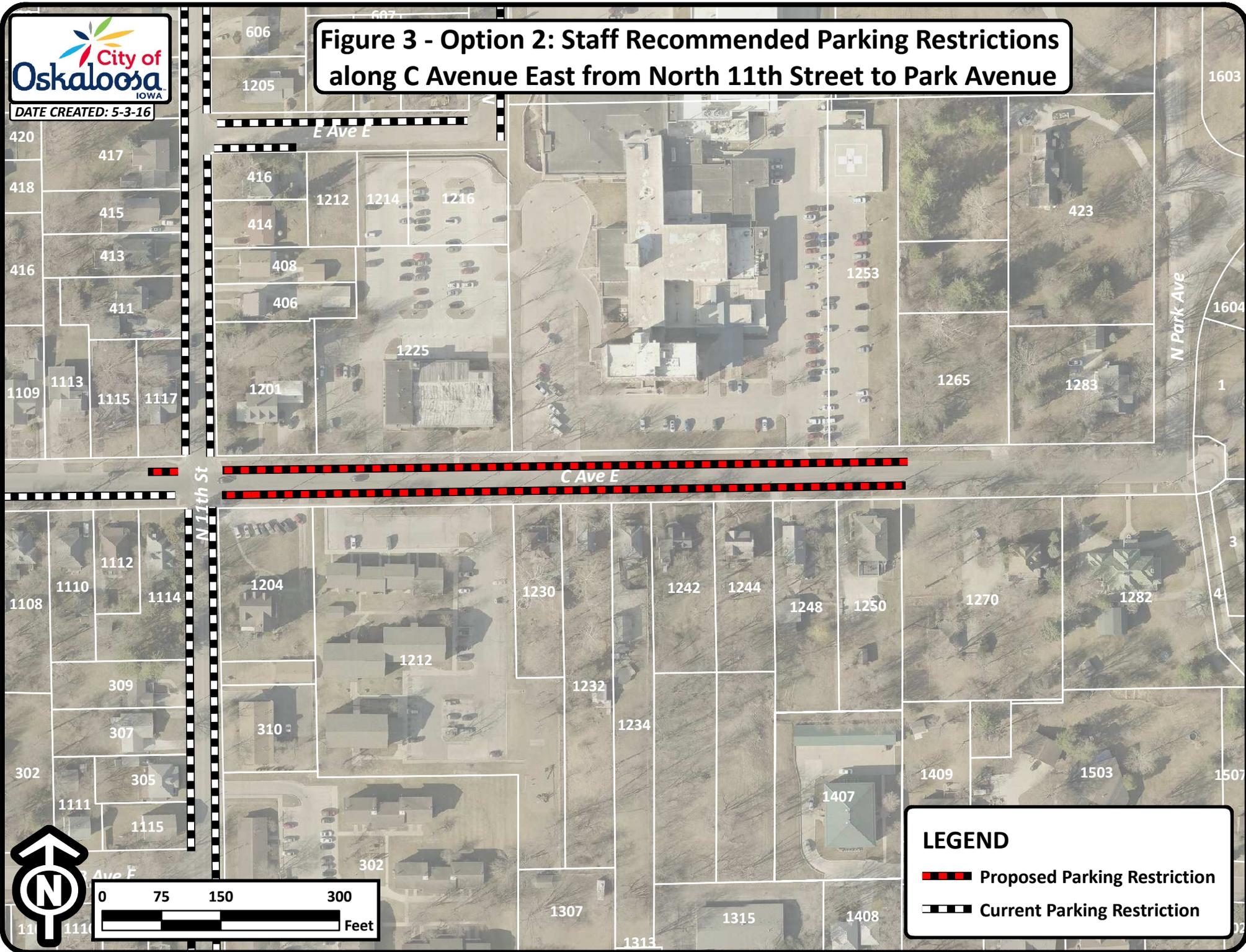
Attachments:

Figures 1-3, Survey Responses, Vickie Wolfe Letter, Option 1 Ordinance, Option 2 Ordinance



DATE CREATED: 5-3-16

Figure 3 - Option 2: Staff Recommended Parking Restrictions along C Avenue East from North 11th Street to Park Avenue



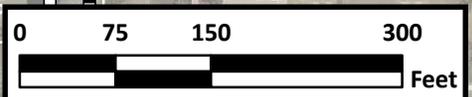
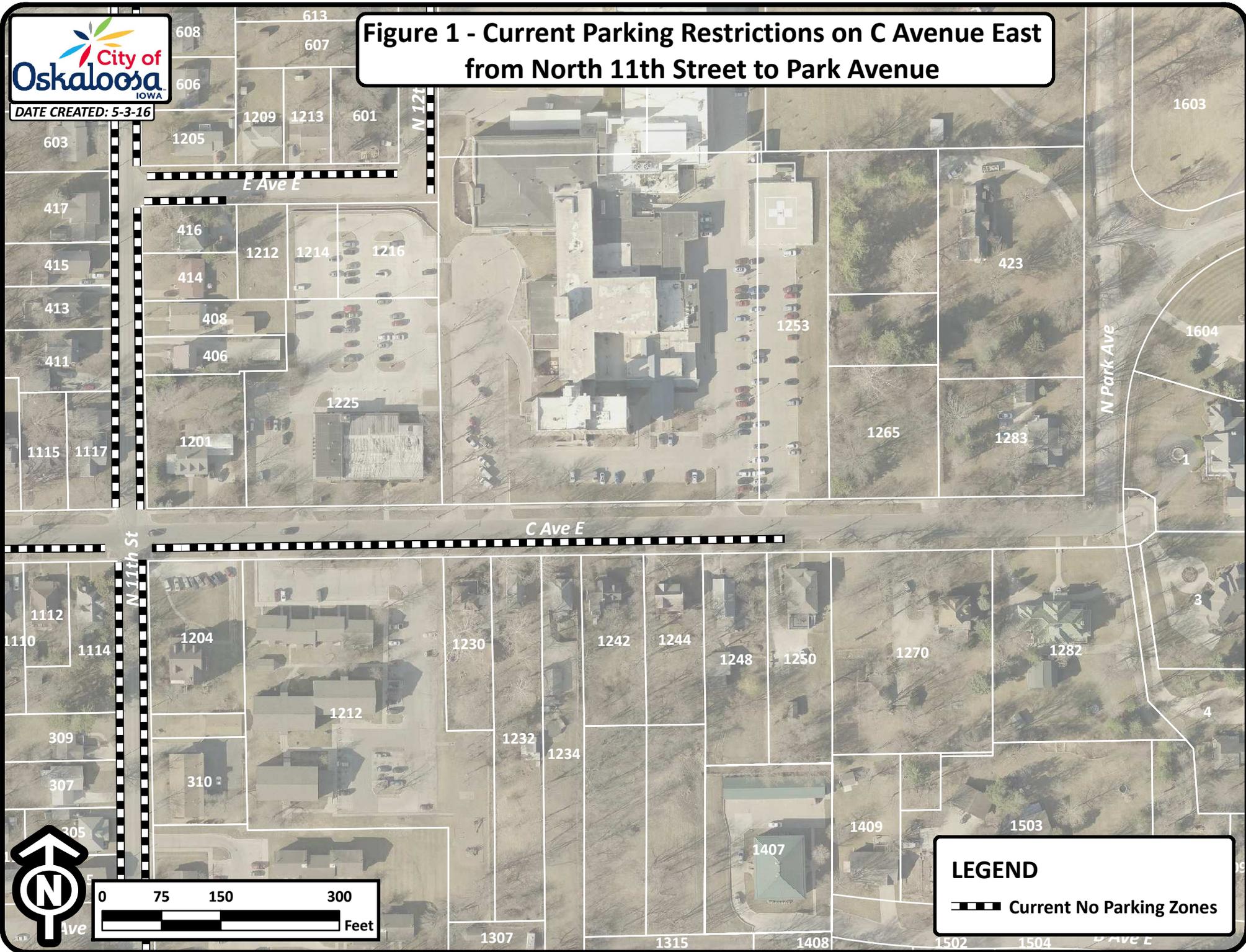
LEGEND

- Proposed Parking Restriction
- Current Parking Restriction



DATE CREATED: 5-3-16

Figure 1 - Current Parking Restrictions on C Avenue East from North 11th Street to Park Avenue



LEGEND

 Current No Parking Zones

C Avenue East between South 11th Street & North Park Avenue			
ADDRESS	OWNER/RESIDENT	RESPONSE	Comments:
1108 C Avenue East	Francine White	Prohibit on the south side only	
1112 C Avenue East	Mark Mcdougall	Leave on street parking as is	No parking on South side of street which is how it has been in the past.
1117 C Avenue East	Eric Palmer	Leave on street parking as is	There is no parking on the south side of my property now
1204 C Avenue East	Fred & Bonnie Northway	Prohibit on both sides	
1229 C Avenue East	Mahaska Health Partnership	Prohibit on both sides	Restrict parking on both sides for the safety of the general public and emergency personnel due to ambulance/emergency vehicle traffic
1234 C Avenue East	Mike & Joy Rustad	Prohibit on both sides	
1242 C Avenue East	Marjorie Jackson	Leave on street parking as is	
1250 C Avenue East	Joel Wynes	Prohibit on both sides	No Parking on both sides
1282 C Avenue East	Gary & Virginia Walker	Leave on street parking as is	
1283 C Avenue East	Glen & Kelli Breuklander	Prohibit on both sides	Since I own a home based business & a B&B across the street, I'm requesting that parking be allowed directly in front of our property, which will not affect the hospital entrances at all.
1205 E Avenue East	Leroy & Diana Shaddock	Prohibit on north side only	
406 North 11th Street	Randy & Vicki Wolf	Leave on street parking as is	Parking is already extremely limited in this neighborhood, I don't believe parking needs to be restricted for 2 blocks for 3-4 cars that park on C. (see attached letter)
408 North 11th Street	Sharon Shaulis	Leave on street parking as is	
414 North 11th Street	Darwin Sheely	Remove all parking restrictions	
3 Park Place	John & Pamela Pothoven	Prohibit on north side only	Parking on only 1 side
4 Park Place	Lyle & Becky Siefering	Prohibit on both sides	Even though it takes parking from the hospital, I think it is
423 North Park Avenue	Jason VanZetten	Leave on street parking as is	
	Marion VanZetten Trust	Leave on street parking as is	

Response Categories:

- Prohibit parking on the north side only
- Prohibit parking on the south side only
- Prohibit parking on both sides
- Remove all parking restrictions
- Leave on street parking as is

May 1, 2016

Dear Akhilesh Pal,

I have several thoughts and concerns about the proposed parking restriction on the north side of C Ave. East between North 11th and Park.

1. The Hospital, ambulance drivers and neighbors did not request these restrictions. We are the ones most affected by these possible restrictions.
2. Parking is already extremely restricted in our neighborhood. (No parking on North 11th, North 12th, most of E Ave. and the south side of C Ave.)
3. I am told there is a concern about ambulances leaving the hospital. Ambulances have been coming and going for years with no problems.
4. An ambulance sits higher than a car making it possible for the ambulance drivers to have a clear view as they exit the hospital.
5. There is already no parking for several feet west of the driveways the ambulance uses. (Without measuring, I would guess at least 10 ft.) This also makes it safer for ambulances.
6. I have been intentionally driving this two block area several times a day for weeks. Monday thru Friday from about 8 A.M.-6P.M. there are anywhere from 3-7 vehicles parked on the street. Evenings and weekends there are usually no vehicles parked on the street. There are 1-3 vehicles parked to the west of the entrances and then 3-5 parked to the east of the entrances but to the west of the driveway at the hospital empty lot. The most vehicles I have observed at any one time are seven. I do not see where this is a big "parking issue" or problem for our ambulances.
7. The McNeil mansion is a tourist destination. Several weeks ago approximately 150 Iowa Questers were in Oskaloosa and many of them toured the mansion. We want people to tour the mansion and enjoy the bed and breakfast. Where would these people be expected to park?
8. Kelli Breuklander also has a business in her home. She has clients that park on the street.
9. On occasion, neighbors will use C Ave. as extra parking when they have guests. They will have difficulty finding extra parking without going blocks away or using hospital parking.

In closing, I hope you will not further restrict parking in our neighborhood. The cars that are usually parked on the street appear to be hospital employees. A couple of the vehicles are there on a regular basis. My guess is that the ones parked to the west of the entrance do not want to walk from the parking lots. I have made it a special point to observe that there IS parking available, they choose not to use the lot. The cars parked to the east of the entrances appear to be hospital employees using that area for smoking. They are out of the view of the hospital and since the neighbors have complained about them sitting on the sidewalks or smoking on their properties, they are sitting in their cars. (Personally, I would rather have them in their cars than on the sidewalks)

It is important for ambulance drivers to safely enter and exit the hospital. With the parking already blocked a safe distance from the driveways and ambulances sitting higher than cars, I feel adequate measures have been taken to ensure the safety of all. I do not believe it is necessary to restrict parking 24/7 when we are only talking about 3-7 vehicles parked in this area during regular business hours.

Sincerely,



Vickie Wolfe
406 North 11th Street

RECEIVED
5/2/2016

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING "NO PARKING ZONES" ALONG THE NORTH SIDE OF C AVENUE EAST FROM 50 FEET WEST OF NORTH 11TH STREET TO 325 FEET WEST OF SOUTH PARK AVENUE; AND ALONG THE SOUTH SIDE OF C AVENUE EAST FROM NORTH 11TH STREET TO 50 FEET EAST OF NORTH 11TH STREET, PROHIBITING THE PARKING OF MOTOR VEHICLES OR OTHER TYPES OF VEHICLES WITHIN SAID NO PARKING ZONES, AMENDING THE OSKALOOSA MUNICIPAL CODE TO REFLECT THE CHANGES, AND PROVIDING FOR PENALTIES FOR THE VIOLATION THEREOF

BE IT ENACTED by the City Council of the City of Oskaloosa, Iowa:

SECTION 1: The purpose of this ordinance is to establish "No Parking Zones" along the north side of C Avenue East from 50 feet west of North 11th Street to 325 feet west of South Park Avenue and along C Avenue East from North 11th Street to 50 feet east of North 11th Street.

SECTION 2: No motor vehicle or other means of transportation shall be placed, stopped, or parked in said "No Parking Zones".

SECTION 3: Regulatory and warning signs to advise as to the above referenced "No Parking Zones" shall be erected and maintained.

SECTION 4: Any person, operator, or owner of said vehicle who causes the same to be placed, parked, or stopped in said "No Parking Zones" or allows the same to occur, shall be guilty of a misdemeanor and shall be punishable by a fine.

SECTION 5: The Oskaloosa Municipal Code Section 10.48.240 is amended as follows:

69. C Avenue ~~East~~ on the ~~south~~ north side from fifty feet west of Eleventh Street to ~~four hundred~~ three hundred twenty-five feet west of South Park Avenue;
159. C Avenue East on the south side from Eleventh Street to fifty feet east of Eleventh Street.

SECTION 6: WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval, and publication by law.

Passed by the Council the ____ day of _____, 2016, and approved this ____ day of _____, 2016.

David Krutzfeldt, Mayor

ATTEST: _____
Amy Miller, City Clerk

I certify that the foregoing was published as Ordinance No. _____ on the _____ day of _____, 2016.

Signed _____

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING "NO PARKING ZONES" ALONG THE NORTH SIDE OF C AVENUE EAST FROM 50 FEET WEST OF NORTH 11TH STREET TO 325 FEET WEST OF SOUTH PARK AVENUE; AND ALONG THE SOUTH SIDE OF C AVENUE EAST FROM NORTH 11TH STREET TO 50 FEET EAST OF NORTH 11TH STREET, PROHIBITING THE PARKING OF MOTOR VEHICLES OR OTHER TYPES OF VEHICLES WITHIN SAID NO PARKING ZONES, AMENDING THE OSKALOOSA MUNICIPAL CODE TO REFLECT THE CHANGES, AND PROVIDING FOR PENALTIES FOR THE VIOLATION THEREOF

BE IT ENACTED by the City Council of the City of Oskaloosa, Iowa:

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SECTION 5: The Oskaloosa Municipal Code Section 10.48.240 is amended as follows:

69. C Avenue East on the south side both sides from Eleventh Street to four hundred three hundred twenty-five feet west of South Park Avenue;
159. C Avenue East on the north side from fifty feet west of Eleventh Street to Eleventh Street.

SECTION 6: WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval, and publication by law.

Passed by the Council the ____ day of _____, 2016, and approved this ____ day of _____, 2016.

David Krutzfeldt, Mayor

ATTEST: _____
Amy Miller, City Clerk

I certify that the foregoing was published as Ordinance No. _____ on the _____ day of _____, 2016.

Signed _____



Planning & Zoning Commission

Meeting Date: May 9, 2016

Requested By: Public Works Dept.

Item Title:

Consider setting the date for a public hearing on changes to the Oskaloosa Municipal Code that would require sidewalk for new developments.

Explanation:

In response to the Planning and Zoning Commission discussion at their meeting on April 11, 2016, staff has prepared the following proposed addition to the Oskaloosa Municipal Code:

17.08.120 – Required Public Sidewalk

- A. Public sidewalk shall be required for the following:
 - 1. All new developments in all zoning districts. New developments include, but are not limited to, projects requiring a site plan review, changes in property use type, and all new residential structures.
 - 2. All redevelopments, enlargements, or extensions of more than twenty-five percent (25%) of either the total property area or gross building area in all zoning districts. Single-family, two-family, and duplex use types in any zoning district are exempt.
- B. All new or existing sidewalk required by this section must be constructed, or reconstructed, in concrete and in compliance with current ADA accessibility and City specification standards.

This new section of code would require public sidewalk at all new developments and redevelopments of 25% or more. Single-family structures, two-family structures, and duplexes would be exempt from the 25% redevelopment rule.

Recommended Actions:

Staff recommends the Planning and Zoning Commission set the date for a public hearing for the proposed sidewalk requirement code revision.

Budget Consideration:

Minimal costs associated with changes to the Oskaloosa Municipal Code.

Attachments:

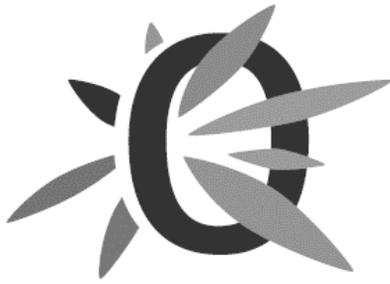
Public Notice

**CITY OF OSKALOOSA
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING(S)**

ZONING ORDINANCE AMENDMENTS FOR ZONING DISTRICT REGULATIONS RELATED TO PUBLIC
SIDEWALK REQUIREMENTS

The City of Oskaloosa Planning & Zoning Commission will conduct a public hearing on _____, 2016 at _____ p.m. in the City Hall Lower Level Meeting Room, 220 South Market Street, Oskaloosa, IA to consider the zoning case as described below:
Amending the zoning ordinance of the City of Oskaloosa, Iowa by adding Section 17.08.120 – “Required Public Sidewalk” to the City of Oskaloosa zoning ordinance for public sidewalk requirements.

Please contact the Public Works Department, 804 South D Street, Oskaloosa, IA, 52577 for additional information.



Planning & Zoning Commission

Meeting Date: May 9, 2016

Requested By: City Council

Item Title:

Consider amending Table 17.08 B, pertaining zoning district regulations and permitted uses for medium retail services.

Explanation:

The Oskaloosa Municipal Code, section 17.06.070, classifies the retail services into four different categories:

- limited retail services includes facilities occupying 3,000 SF or less,
- medium retail services includes facilities occupying between 3,000 SF and 10,000 SF
- large retail services includes facilities occupying between 10,000 SF and 40,000 SF
- mass retail services includes facilities occupying over 40,000 SF

Thus the zoning code establishes a land use classification for Medium Retail Services. However, there are no provisions for zoning district regulations and permitted uses for medium retail services. Staff believes that the zoning district regulations for medium retail services were left out by error.

The proposed code update includes the following amendment (indicated in red color font) to provide the zoning district regulations and permitted uses for medium retail services.

Use Types	AG	RR	R-1	R-2	R-3	R-4	UC	LC	CC	DC	GC	HC	BP	LI	GI	Additional Regulations
Retail services (limited)							P	P	P	P	P	P	C			
Retail services (medium)							P	P	P	C	P	P				
Retail services (large)								C	P	C	P	P				
Retail services (mass)									C	C	P	P				

Budget Consideration:

There will be minimal impact to the City Budget for the cost associated with drafting revisions to Chapter 17.08 of Oskaloosa Municipal Code.

Attachments:

Resolution and Ordinance.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF OSKALOOSA, IOWA BY AMENDING TABLE 17.08B – “PERMITTED USES BY ZONING DISTRICTS” OF THE CITY OF OSKALOOSA ZONING ORDINANCE PROVIDING AMENDMENTS FOR LAND USE PLANNING AND ZONING REGULATIONS OF MEDIUM RETAIL SERVICES.

BE IT ENACTED by the City Council of the City of Oskaloosa, Iowa:

SECTION 1. Add permitted uses for Medium Retail Services for commercial uses on Table 17.08B. The medium retail services will be permitted in the Urban Corridor (UC) district, Limited Commercial (LC) district, Community Commercial (CC) district, General Commercial (GC) district, and Highway Gateway Commercial (HC) district. The medium retail services will be conditionally permitted in Downtown Commercial (DC) district.

Proposed - Permitted Uses by Zoning Districts (Commercial Uses)

Use Types	AG	RR	R-1	R-2	R-3	R-4	UC	LC	CC	DC	GC	HC	BP	LI	GI	Additional Regulations
Retail services (medium)							P	P	P	C	P	P				

SECTION 2. REPEALER. All other ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

SECTION 4. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval, and publication by law.

Passed by the Council the _____ day of _____ 2016, and approved this _____ day of _____ 2016.

David Krutzfeldt, Mayor

ATTEST: _____
Amy Miller, City Clerk

I certify that the foregoing was published as Ordinance No. _____ on the
_____ day of _____ 2016.

Signed _____

RESOLUTION NO. _____

RESOLUTION SETTING DATE FOR A PUBLIC HEARING TO AMEND THE ZONING ORDINANCE OF THE CITY OF OSKALOOSA, IOWA BY AMENDING TABLE 17.08B – “PERMITTED USES BY ZONING DISTRICTS” OF THE CITY OF OSKALOOSA ZONING ORDINANCE PROVIDING AMENDMENTS FOR LAND USE PLANNING AND ZONING REGULATIONS OF MEDIUM RETAIL SERVICES.

WHEREAS, the City of Oskaloosa has deemed it advisable to consider amending Table 17.08B – “Permitted Uses by Zoning Districts” of the City Of Oskaloosa Zoning Ordinance providing amendments for land use planning and zoning regulations of medium retail services for commercial uses. The amendments are as follows:

Add permitted uses for Medium Retail Services for commercial uses on Table 17.08B. The medium retail services will be permitted in the Urban Corridor (UC) district, Limited Commercial (LC) district, Community Commercial (CC) district, General Commercial (GC) district, and Highway Gateway Commercial (HC) district. The medium retail services will be conditionally permitted in Downtown Commercial (DC) district.

Proposed - Permitted Uses by Zoning Districts (Commercial Uses)

Use Types	AG	RR	R-1	R-2	R-3	R-4	UC	LC	CC	DC	GC	HC	BP	LI	GI	Additional Regulations
Retail services (medium)							P	P	P	C	P	P				

WHEREAS, said proposed text amendment will be reviewed by the Planning and Zoning Commission at their meeting on _____, 2016, and

WHEREAS, section 17.34.040 of Oskaloosa Municipal Code requires a public hearing on such text amendment process.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Oskaloosa, Iowa that a public hearing shall be conducted on Monday, _____, 2013 at 6:00 p.m. in the City Council Chambers, City Hall, Oskaloosa, Iowa at which time persons may appear and speak for or against the zoning change as legally described in the preamble hereof.

PASSED AND APPROVED this _____ day of _____, 2016.

David Krutzfeldt, Mayor

ATTEST:

Amy Miller, City Clerk

PLANNING & ZONING COMMISSION ATTENDANCE

Present Members							
	Pam Blomgren	Wyndell Campbell	RD Keep	Andrew Jensen	Sarah Tarbell	Stephen Tews	Gabriel Wagner
1/12/2015	Present	Present	Present	Absent	Absent		
3/9/2015	Present	Present	Present	Present	Present		
3/19/2015	Present	Present	Present	Absent	Present		
4/13/2015	Present	Present	Present	Present	Present		
5/11/2015	Present	Present	Present	Present	Present		Present
6/8/2015	Present	Absent	Present	Absent	Present	Absent	Present
7/13/2015	Present	Present	Present	Present	Present	Present	Present
8/10/2015	Present	Present	Absent	Present	Present	Present	Present
9/14/2015	Present	Present	Present	Present	Absent	Present	Present
10/12/2015	Present	Present	Present	Present	Present	Present	Present
10/13/2015	Present	Present	Present	Absent	Present	Absent	Present
11/9/2015	Present	Present	Present	Absent	Absent	Present	Absent
1/11/2016	Present	Present	Present	Present	Present	Present	Present
3/14/2016	Absent	Present	Present	Present	Present	Present	Present
4/11/2016	Present	Present	Present	Present	Absent	Present	Absent

* Adopted Attendance Policy

2/11/2013