

CITY OF OSKALOOSA  
PLANNING & ZONING COMMISSION  
SPECIAL MEETING MINUTES  
May 24, 2016

A special meeting of the Planning and Zoning (P&Z) Commission for the City of Oskaloosa was called to order at 5:00 p.m. on Tuesday, May 24, 2016, by Chair Wyndell Campbell, at 220 South Market Street, Oskaloosa, Iowa.

COMMISSION MEMBERS PRESENT: Wyndell Campbell, Pamela Blomgren, Andrew Jensen, R. D. Keep, Sarah Tarbell and Stephen Tews. COMMISSION MEMBERS ABSENT: Gabriel Wagner. CITY STAFF PRESENT: Akhilesh Pal and Marilyn Johannes. OTHERS PRESENT: Tom Walling.

Campbell said the purpose of the meeting is to have a public hearing to consider amending Table 17.08 B pertaining to zoning district regulations and permitted uses for medium retail services. Keep pointed out the matter came up because of proposed redevelopment at the old Herald building site at 1901 A Avenue West.

Campbell announced this is the time and place for the public hearing regarding amending Table 17.08 B pertaining to zoning district regulations and permitted uses for medium retail services and that citizens would now have an opportunity to comment. There were no oral or written comments received from the public.

Blomgren pointed out the code had the classification for medium retail services but not use.

Pal noted that all existing medium retail services are grandfathered in.

Tews moved the public hearing be closed. Keep seconded. Campbell declared said hearing closed.

It was moved by Jensen, seconded by Blomgren to approve amending Table 17.08 B as recommended.

Jensen noted the chart indicates conditional use in downtown district so a 40' building would be conditionally permitted, 40' x 120' would be 4,800 square feet. Jensen said so conditional permit required if construction downtown is new. Pal said yes or if more than 25% remodel. Pal said it is the total square feet of floor area of all floors.

Campbell said maybe need to look at conditional use classification on redevelopment downtown. Blomgren said makes sense it is conditional downtown. Keep said he is in favor of what is proposed. Jensen said he is also in favor of what is proposed but wanted to point out that downtown is classified conditional use.

Tarbell asked what conditional use means. Pal said developer would need to go to the Board of Adjustment to get a conditional permit and noted that matters that go to the Board of Adjustment do not go to the Planning and Zoning Commission or City Council.

Commission members questioned large retail usage in urban corridor not being permitted and discussed whether to consider recommending a change. Consensus was to let staff decide if the matter needed consideration and noted if large retail development was proposed in the urban corridor the matter could be dealt with then.

Campbell called for a roll call vote on the motion to approve amending Table 17.08 B pertaining to zoning district regulations and permitted uses for medium retail services as presented. The vote was: YES – Campbell, Blomgren, Jensen, Keep, Tarbell, and Tews. No – None. Motion carried.

The meeting adjourned at 5:35 p.m.

Minutes by Marilyn Johannes