

CITY OF OSKALOOSA  
PLANNING & ZONING COMMISSION  
REGULAR MEETING MINUTES  
August 2, 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 Tuesday, August 2, 2016, by Chair Wyndell Campbell at 220 South Market Street, Oskaloosa, Iowa.

COMMISSION MEMBERS PRESENT: Pamela Blomgren, Wyndell Campbell, R. D. Keep, Sarah Tarbell, Stephen Tews and Gabriel Wagner. COMMISSION MEMBERS ABSENT: None. CITY STAFF PRESENT: Akhilesh Pal, Andrew Jensen and Marilyn Johannes.

Minutes from the July 6, 2016 Planning and Zoning Commission meeting.

It was moved by Blomgren, seconded by Campbell to approve the July 6, 2016 Planning and Zoning Commission minutes. Motion carried unanimously.

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

Campbell asked for a motion and second on the item as presented before opening the matter for discussion.

It was moved by Blomgren, seconded by Keep to approve the changes to Oskaloosa Municipal Code Section 17.08.120 as presented.

Jensen said a question staff has is what redevelopment means. Jensen asked the commission to define what redevelopment means.

Campbell said redevelopment occurs when creating a new use. Wagner said when changing the blueprint of a house. Campbell said all enlargements and/or extensions of more than 50% of total property area would qualify as redevelopment. Blomgren said she thought the sidewalk changes as presented by staff were sufficient. The commission considered giving a definition of what redevelopment means and Blomgren said if the commission did that it could affect all areas of the code where redevelopment is mentioned.

After further discussion of the matter with staff, Tews called for the question.

Campbell called for a roll call vote on the motion by Blomgren and second by Keep to approve the changes to the Oskaloosa Municipal Code that would require sidewalk for new developments as presented:

**17.8.120 – 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, except for single-family, two-family, and duplex use types.**

3. All redevelopments, enlargements, or extensions of more than fifty percent (50%) of either the total property area or gross building area for single-family, two- family, and duplex use types in all zoning districts.
4. These requirements may be waived by the City Council based on a recommendation after Planning and Zoning Commission review in GI (General Industrial) and LI (Limited Industrial) zoning districts.

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.

The vote was: YES – Blomgren, Campbell, Keep, Tarbell, Tews and Wagner. NAYS – None. Motion carried.

Pal encouraged all commission members to attend the City Council Study Session regarding this matter which is being held at 5 p.m. Monday, August 15, 2016, in the City Council Chambers.

Blomgren asked that appointment of a vice chair be placed on the next commission meeting agenda.

The meeting adjourned at 5:06 p.m.

Minutes by Marilyn Johannes