

CITY OF OSKALOOSA
PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
September 7, 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 Wednesday, September 7, 2016, by Chair Wyndell Campbell, at 220 South Market Street, Oskaloosa, Iowa.

COMMISSION MEMBERS PRESENT: Pamela Blomgren, Wyndell Campbell, R. D. Keep, Sarah Tarbell and Gabriel Wagner. COMMISSION MEMBERS ABSENT: Stephen Tews. CITY STAFF PRESENT: Andrew Jensen, David Dixon and Marilyn Johannes. OTHERS PRESENT: Brian Booy.

Minutes from the August 2, 2016 Planning and Zoning Commission meeting.

It was moved by Blomgren, seconded by Keep to approve the August 2, 2016 Planning and Zoning Commission minutes. Motion carried unanimously.

Consider nominations and appointment of a Vice-Chair.

Keep said he would be willing to serve as vice-chair of the commission. It was moved by Wagner, seconded by Blomgren to appoint R. D. Keep vice-chair of the commission. Motion carried unanimously.

Discussion of possible zoning changes to the Oskaloosa Municipal Code concerning duplexes and single family attached dwellings.

Jensen explained that some builders in the community have constructed duplexes and later divided them into two parcels making them single family attached dwellings. A duplex is a single structure with two housing units on a single parcel owned by a single entity, and a single-family attached structure, although it may look like a duplex, has two dwelling units that sit on separate adjoining parcels with an abutting wall on the lot line with each property possibly owned by a separate entity. However, the two different use types have different requirements in the code. Currently single family attached dwellings have the same lot requirements as single family detached dwellings.

Recently there have been some misunderstandings between builders and city staff regarding the requirements. Oskaloosa Public Works Director Akhilesh Pal inadvertently signed off on a plat that did not meet standards in the code. Staff is recommending several changes to the code to address the matter and to possibly change the minimum lot size requirements for single family dwellings in R-2 and R-3 districts at the same time.

Booy said it is difficult to build a townhouse or duplex with the current code requirements.

Dixon said difficulty when build a duplex and then decide to sell each unit to different owners. Problem is created when you divide ownership. Staff is trying to address the immediate problem and future problems down the road. Pal and Oskaloosa Building Official Wyatt Russell are both on board regarding the recommended changes to the code. Staff prepared and fully supports the proposed changes.

Keep asked if the changes will create problems for realtors. Jensen: Staff recommends changing lot sizes in R2 and R3 to allow these units.

Wagner: Are the two different residential uses built the same way? Booy: Yes.

Campbell: Can we get rid of duplex designation and just have single family attached? Booy: Need to keep duplex because it is a single parcel with two units that are rented out.

Booy: Properties are surveyed after they are built because it is difficult for contractors to get units exactly split in half on a lot.

Campbell: When plat and make two lots with two separate units, how does that affect taxes?

Jensen: This is just a discussion item at this time, can provide commission with that information on taxation at the next meeting.

Campbell: If not built to scale in new code what happens? Jensen: If can't be split correctly, would need to apply for a variance if follow code revisions. Campbell: Think should be contiguous. Jensen: From Planning and Zoning Commission side just dealing with zoning issues not building code requirements.

Jensen indicated where staff failed, the code changes that will be put in place will deal with that so it does not happen again.

Blomgren: City under the International Building Code? Jensen: Currently trying to include IBC specifics in our municipal code.

Tarbell: Concerned about all of these small housing units having several people living in one unit.

Campbell: That usually happens in rental units. I believe this type of housing is for the aging population, after retirement, want less maintenance, less upkeep.

Booy: Contractors pay a lot for an old house on a property just to demolish it. In order to make money on the property need to build a duplex or a single family attached dwelling.

Keep requested information from staff – said he would like to see how could deal with several small houses in a community in one area instead of trailers.

(R. D. Keep left the meeting at 5:35p.m.)

Campbell: Can we have this matter on the October meeting? Jensen: Next step is for the Planning and Zoning Commission to have a public hearing. Campbell asked that the public hearing regarding the proposed zoning changes be put on the October meeting agenda.

Blomgren asked if staff is recommending the changes and Jensen said yes.

Wagner said he would like for staff to look at no parking on hills on C Avenue East near former Grant School.

Campbell announced the city council tabled scheduling the public hearing on the code changes regarding sidewalks until the next city council meeting and that council is having a study session regarding the matter. Campbell recommended that commission members attend the study session

and reach out to City Council members. Johannes said the study session is at 5:00 p.m. on September 19.

Campbell asked staff whether sidewalk code changes apply to redevelopment within two mile radius of Oskaloosa. Staff said they did not think it applies to areas outside the city limits, but said they would check and confirm.

Jensen announced the city received a grant for a northwest planning study in the future regional airport area; expect other development in the area.

The meeting adjourned at 5:42 p.m.

Minutes by Marilyn Johannes