

CITY OF OSKALOOSA
MINUTES OF THE BOARD OF ADJUSTMENT MEETING
September 27, 2016

The meeting of the Board of Adjustment for the City of Oskaloosa was called to order at 5:04 pm on Tuesday, September 27, 2016 by Chairperson Perry Murry at the City Hall Council Chambers 220 S. Market St. Oskaloosa, Iowa.

BOARD MEMBERS PRESENT: Perry Murry, Wyndell Campbell, James Hansen; BOARD MEMBERS ABSENT: Tim Hudson and Lloyd Phillips; PUBLIC PRESENT: applicants; Kara Edel, Adam Sterrett, Brian Booy and others present; STAFF PRESENT: Wyatt Russell and Amie Roberts.

Minutes from the July 26, 2016 Board of Adjustment meeting. Hansen moved and Campbell seconded to approved the minutes of the July 26, 2016 Board of Adjustment meeting as presented.

1st item on the agenda: Consider a variance request for the property located at 122 Geneva Drive to allow the building of a stacked duplex on a 5,920 square foot lot with a lot width of 74 feet and 12 feet from the rear yard property line. Calvin Cook property owner located at 127 Geneva Drive presented to the board his concerns during the construction period. Campbell suggested installing a silt fence to protect the neighboring properties and that is the responsibility of the contractor. Mr. Sterrett stated that the lower level will not have a garage. Campbell raised concerns in regards to on-street parking and Sterrett commented that a second driveway could be installed if allowed by the City. With no further discussion, Campbell made a motion to approve the building of a stacked duplex on a 5,920 square foot lot with a lot width of 74 feet and 12 feet from the rear yard property line located at 122 Geneva Drive, Hansen seconded the motion; Vote: YES: Murry, Campbell, Hansen; NO: None; ABSTAIN: None; ABSENT: Hudson and Phillips.

2nd item on the agenda: Consider a variance request for the property located at 1111 South F Street to allow the building of a single family residential dwelling on a 68 foot wide lot and 3 feet from the north side property line. Campbell made a motion to deny the variance request. Campbell stated that the lot is big enough to meet the side yard setback. Ms. Edel stated to the board the requested side yard setback is to preserve several trees on the property. Russell stated that the north adjacent property owner is ok with the variance request. With no further discussion, Campbell amended the motion to approve the 68 foot wide lot and denial of the 3 feet from the north side property line, Hansen seconded the motion; Vote: YES: Murry, Campbell, Hansen; NO: None; ABSTAIN: None; ABSENT: Hudson and Phillips.

3rd item on the agenda: Consider a variance request(s) for the property located at 517 & 519 High Avenue East to allow the current building to be reclassified and replotted as single family attached dwellings. Wyatt discussed the item with the board members. Campbell discussed the Planning & Zoning Commission aspect. Mr. Booy discussed the easement, replotting the lots, and the interior side yard setback changes. Campbell asked Wyatt in regards to the 5' side yard setback. Wyatt explained when first submitted the side yard setback was 23' and now the lots are being replotted the side yard setback changes. With no further discussion, Hansen made a motion to approve the current building to be reclassified and replotted as single family attached dwellings for the property located at 517 & 519 High Ave E, Campbell seconded the motion; Vote: YES: Murry, Campbell, Hansen; NO: None; ABSTAIN: None; ABSENT: Hudson and Phillips.

4th item on the agenda: Consider a Conditional Use Permit request to build single family attached residential dwellings located at 1913 & 1915 South 7th Street. Diane Crookham- Johnson property owner located at 1814 South 7th Street discussed her concerns with the board members; which included the R-1 zoning district is intended for residential dwellings, allowing the single family attached dwellings would change the density of the area and create more traffic on a seal coat road with no curb and gutter. Mr. Randall Stravers, attorney representing Gordon Anderson property owner located at 2005 South 5th Street discussed with the board the criteria of a site plan and the density issue of the area if allowed to build the single family attached dwellings. Stravers presented a petition to the board members to deny the Conditional Use Permit request. Campbell discussed the style of construction is not being presented as a duplex but being presented as a single family attached and subdividing the lots would leave a lot width of less than 60 feet. With no further discussion, Hansen made a motion to deny the Conditional Use Permit request to build single family attached residential dwellings located at 1913 & 1915 South 7th Street, Campbell seconded the motion; Vote: YES: Murry, Campbell, Hansen; NO: None; ABSTAIN: None; ABSENT: Hudson and Phillips. Hansen commended Booy in regards to the style and quality of work and it is not a good fit for what is being proposed for the neighborhood.

5th item on the agenda was not considered since the Conditional Use Permit request was denied.

With no further business, Murry made a motion and Hansen seconded to adjourn the meeting at 5:48PM.

Minutes by Amie Roberts