

CITY OF OSKALOOSA
PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
October 18, 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, October 18, 2016, by Chair Wyndell Campbell at 220 South Market Street, Oskaloosa, Iowa.

COMMISSION MEMBERS PRESENT: Pamela Blomgren, Wyndell Campbell, Sarah Tarbell (at 4:31 p.m.), Stephen Tews and Gabriel Wagner. COMMISSION MEMBERS ABSENT: R. D. Keep. CITY STAFF PRESENT: Andrew Jensen and Marilyn Johannes.

Minutes from the September 7, 2016 Planning and Zoning Commission meeting.

It was moved by Blomgren, seconded by Tews to approve the September 7, 2016 Planning and Zoning Commission minutes. Motion carried unanimously.

(Sarah Tarbell arrived at the meeting.)

Consider amending the City of Oskaloosa zoning ordinance by rezoning the properties located at 1317 A Avenue East from R-3 (Multiple Family Residential) to CC (Community Commercial).

Jensen explained the reason for the rezoning request is the property owners would like to develop a campground and RV park. Jensen said staff is recommending denial of the request because the proposed land use change is inconsistent with the Oskaloosa Comprehensive Plan and the zoning would create an island in the R-3 zoning district which is against best zoning practices.

Campbell noted that Roger Duven had commented in writing and Marjorie Jackson had submitted a written response which is in the agenda packet.

Campbell opened the meeting for public comments. Roger Duven, 1400 B Avenue East; Leroy Clark, 1502 B Avenue East; Marjorie Jackson, 1242 C Avenue East; Duncan Hackworth, 1509 B Avenue East; and Mark Tennison, 1224 B Avenue East; spoke against the rezoning. Concerns expressed were the effect on property values, noise, traffic, access to the site, minimum lot sizes for a campground, code restrictions on living in an RV for more than one week, and character of the neighborhood. The speakers stated that it is a quiet neighborhood and that they want it to stay that way.

It was moved by Tews, seconded by Blomgren to recommend denial of the request to rezone the properties located at 1317 A Avenue East from R-3 (Multiple Family Residential) to CC (Community Commercial).

Tews said he was concerned about property that is landlocked and he would like to see the street go through.

Blomgren said while she appreciates the property owner trying to meet a need in the city, but it does not go along with the city's comprehensive plan so she is not in favor of it.

Tarbell and Tews said they also appreciate trying to meet a need, but this is not the place for something like this.

Campbell called for a roll call vote. The vote was: YES – Blomgren, Campbell, Tarbell, Tews and Wagner. NAYS – None. Motion carried.

Consider changes to the Oskaloosa Municipal Code that would change minimum lot requirements in the R-1, R-2, and R-3 zoning districts. (Public Hearing)

Jensen explained when a duplex is built and then the structure is changed to a single family attached dwelling, different zoning regulations apply. Staff would like to address the issue along with minimum lot size by amending the code. Jensen said many of the requests for a variance are requests regarding lot size, but variances are only supposed to be granted in the case of a hardship and lot size is not a hardship so lot size issues do not qualify for a variance.

Jensen said the problem occurs because different construction techniques are required for duplexes and single family attached dwellings. The techniques are related to fire separation and plumbing in the units, which are covered by Chapter 15 of the Oskaloosa Municipal Code.

Jensen noted the Planning and Zoning Commission only covers issues related to Chapter 17 of the code not Chapter 15 which is handled by the City Council.

Blomgren said that the city should deal with other issues related to this matter before deal with Planning and Zoning issue.

Jensen said staff is recommending to contractors they deal with the fire separation and sewer issues when a structure is built in case they might want to split the structure in the future.

Campbell opened the public hearing.

Tom Walling, 1604 Carbonado Road, (Council Member) said this is a very good recommendation, and he believes that it is best to get together and deal with all of the issues at once. Campbell agreed that it is best to make amendments and changes at the same time.

Sandra Stewart, 1608 B Avenue East, asked for clarification to make sure discussion of the B Avenue East rezoning issue had ended.

Campbell closed the public hearing. No written comments were received.

It was moved by Blomgren, seconded by Tarbell to approve the changes to the Oskaloosa Municipal Code that would change minimum lot requirements in R-1, R-2 and R-3 zoning districts as recommended by staff.

Campbell said that the recommended change simplifies decisions for the Board of Adjustment, of which he is a member. He said a lot of issues that come to the board have to do with the size of a lot and what is allowed. People are redeveloping lots. This proposal is more realistic than current code requirements.

Blomgren was concerned whether it would be creating new non-conforming issues. Jensen said making code less restrictive, so no.

Tews said he agrees that both issues should be addressed at the same time, specifically that the city require the fire wall.

Campbell called for a roll call vote. The vote was: YES – Blomgren, Campbell, Tarbell, Tews and Wagner. NAYS – None. Motion carried.

Discussion of potential future items.

Jensen updated the commission on City Council action on the sidewalk item.

Jensen said along with sidewalk requirements and minimum lot sizes, other priority issues identified at prior meetings were city-wide alley vacations and whether to include extra territorial zoning in the two-mile radius outside the city limits. Jensen said staff requests that the commission also consider discussing the Northwest Planning Study and tiny home regulations which R. D. Keep brought up at the last meeting.

Jensen said the city received a grant from IDOT for the Northwest Planning Study, but staff recommends the Planning and Zoning Commission not move forward on the study until after the final public hearing on the regional airport project which is November 22. Jensen said the study takes in the entire northwest quadrant and involves zoning and height regulations, and orderly development around the interchange and proposed highway bypass. Jensen and the commission discussed the regional airport project and future zoning issues.

Jensen said staff recommendation is to take zoning in the area of the regional airport to the Planning and Zoning Commission first and then have Council consider Planning and Zoning Commission recommendations. Jensen asked the commission if they were interested in being involved and consensus of the commission was yes.

Campbell stated his preference as chair that staff not use valuable resources and time to pursue tiny home regulations at this time, and asked that discussion of potential future agenda items be continued to the next Planning and Zoning Commission meeting which is November 8.

The meeting adjourned at 5:54 p.m.

Minutes by Marilyn Johannes