

CITY OF OSKALOOSA
MINUTES OF PLANNING & ZONING COMMISSION MEETING
September 10, 2012

A regularly scheduled meeting of the Planning and Zoning Commission for the City of Oskaloosa was called to order at 4:30 p.m. on Monday, September 10, 2012, by Chairmen Jon Zobel, at 220 South Market Street, Oskaloosa, Iowa. COMMISSION MEMBERS PRESENT: Chairmen Jon Zobel, Brian Booy, Charlie Comfort, Dan Karow, R. D. Keep; COMMISSION MEMBERS ABSENT: Michelle Purdum; CITY STAFF PRESENT: Public Works Director: Akhilesh Pal;

Others present: **Jo Sytsma - 905 South 7th St, George & Arlene Hassett - 904 South 6th St, Steven Hoeksema, Iowa State Bank Conservator - 411 North H St, David Wright - 911 C Avenue West, Bette Farner - 617 North 12th Street, Robert Klucas - 616 North 11th St, and other interested parties.**

Minutes from the August 13, 2012 Planning and Zoning meeting.
Comfort moved, Keep seconded to approve the minutes from the August 13, 2012 Planning and Zoning meeting. The vote was: Yes - Zobel, Booy, Comfort, Karow, and Keep; No - none; **Absent** - Purdum. Motion carried.

Vacate and sale of the 50.5'X16' north-south public alley adjacent to 702 8th Avenue East and 93.0'X16' north-south public alley adjacent to 907 South 7th St and 909 South 7th St.
Pal presented the request and recommended an approval for the alley vacate but retain utility access easement. Jo Sytsma, 905 South 7th St, and George & Arlene Hassett, 904 South 6th St, indicated that the alley vacate will not allow vehicular access to their backyards. Zobel proposed that a driveway access easement be retained for the properties at 905 South 7th St and 904 South 6th St. Karow questioned about alley maintenance and weed cutting of the unvacated part of the alley adjacent to 905 South 7th St. Pal responded that the city ordinance requires all property owners abutting the alley to cut the weeds and the City maintains a public alley but the owner is required to pay for any material such as rock. Karow moved, Keep seconded to approve the alley vacate with the stipulation to retain the driveway and utility easement. The vote was: Yes - Zobel, Booy, Comfort, Karow, and Keep; No - none; **Absent** - Purdum. Motion carried.

Vacate and sale of the 120.0'X16.5' east-west public alley adjacent to 411 North H St & 901 C Avenue West and the 60.0'X16.5' east-west public alley adjacent to 402 North I St.
Pal presented the request and recommended an approval for the alley vacate but retains utility access easement. Steven Hoeksema, 411 North H St, presented his intentions to purchase the alley and expand his garage and driveway accessibility. He also indicated his intention to purchase his half of the alley adjacent to 901 C Avenue West. Pal responded that the alley will require utility access easement and hence no structure can encroach into the alley, but the purchase of the alley will give him room for the setback requirements. The setback requirements will be checked as a building application when the owner proposes to expand any structures. Pal also responded to the property owner of 411 North H St, who will

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get an opportunity to buy their half of the alley adjacent to 901 C Ave West after the third reading of the City Council approval of the alley vacate. David Wright, 911 C Avenue West, indicated that vacating the east-west alley adjacent to 402 North I St will create a hardship on him to exit his trailer vehicles from his property. Keep and Karow recommended to deny the alley vacate adjacent to 402 North I St. Zobel preferred to approve the alley vacate but retain the driveway easement. The commission members decided to make two separate motions for this request.

Karow moved, Keep seconded to approve the alley vacate adjacent to 411 North H St and 901 C Avenue West with the stipulation to retain the utility easement. The vote was: Yes - Zobel, Booy, Comfort, Karow, and Keep; No - **none**; **Absent** - Purdum. Motion carried.

Karow moved, Comfort seconded to deny the alley vacate adjacent to 402 North I St. The vote was: Yes - Booy, Karow, and Keep; No - Zobel and Comfort; **Absent** - Purdum. Motion carried.

Motion to remove parking restriction along the west side of North 12th Street from E Avenue East to F Avenue East and to establish a “No Parking Zone” along the east side of the same length of street.

Pal presented the request and recommended an approval to change the parking prohibition as presented. Bette Farner, 617 North 12th Street, presented her request that presently there is no room for on-street parking in front of her house and hence was requesting to remove the existing parking prohibition. Robert Klucas, 616 North 11th St, preferred to prohibit parking on both sides of the street to avoid spill over of vehicles from the hospital. Bette indicated that there are currently no concerns with a spill of vehicles from the hospital. Karow moved, Keep seconded to approve the change in the parking prohibition as presented. The vote was: Yes - Zobel, Booy, Comfort, Karow, and Keep; No - **none**; **Absent** - Purdum. Motion carried.

Chairmen Zobel adjourned the meeting at 5:32 PM.

Minutes by Akhilesh Pal