

CITY OF OSKALOOSA  
MINUTES OF PLANNING & ZONING COMMISSION MEETING  
April 8, 2013

A regularly scheduled meeting of the Planning and Zoning Commission for the City of Oskaloosa was called to order at 4:31 p.m. on Monday, April 8, 2013, by Chairmen Jon Zobel, at 220 South Market Street, Oskaloosa, Iowa. COMMISSION MEMBERS PRESENT: Chairmen Jon Zobel, Holden Barnhart, Brian Booy, Charlie Comfort, Dan Karow, R. D. Keep, and Michelle Purdum; COMMISSION MEMBERS ABSENT: None; CITY STAFF PRESENT: Public Works Director: Akhilesh Pal and Building Official: Dan Bolt; CITY COUNCIL MEMBER: Joe Caligiuri.

Others present: Phyllis Childers, Pam Emanuel, J.D. Fiechtner, Charles Perdue, Gary Stagg, and Laurie Vanalst.

Minutes from the March 11, 2013 Planning and Zoning meeting.

Barnhart moved, Keep seconded to approve the minutes from the March 11, 2013 Planning and Zoning meeting. The vote was: YES - Zobel, Barnhart, Booy, Karow, and Keep; No - none; Absent - None; Abstain: Comfort and Purdum. Motion carried. Comfort and Purdum abstained from voting because they were not present at the March 11, 2013 meeting.

Study of All-way stop intersections, Revise parking restrictions listed in the Oskaloosa Municipal Code Section 10.48.240, and adopt pedestrian crosswalks.

Pal explained the stop study, parking restriction as a result of the changes in all-way stop locations, and unadopted crosswalks. Karow discussed about installing a stop sign at the northbound approach of South C Street and 2<sup>nd</sup> Avenue West. Keep questioned whether the signalized intersection of 3<sup>rd</sup> Avenue & Highway 23 was included as a part of this study. Pal responded that the scope of this study was only the all-way stop locations. Karow made a motion to approve the item as presented with adding a stop sign at the northbound approach of South C Street and 2<sup>nd</sup> Avenue West. Motion failed because it was not seconded.

Barnhart moved, Comfort seconded that study be approved as staff presented. The vote was: YES - Zobel, Barnhart, Booy, Comfort, Karow, Keep, and Purdum; No - none; Absent - None; Abstain - None. Motion carried.

Re-zone of 202 South 11<sup>th</sup> Street, parcel #1118453012, and parcel #1118453014 from Urban Family Residential (R-2) to Community Commercial (CC).

Pal explained that rezoning of 202 South 11<sup>th</sup> Street was requested by Mr. J.D. Fiechtner but the rezone on parcel #1118453012 and parcel #1118453014 was initiated by staff to bring the existing land uses to zoning compliance and to avoid spot zoning. Pal indicated that staff contacted property owners regarding the rezone. Mr. Fiechtner explained his request and that he purchased this property because the county classified this site as commercial use for tax purposes. There were various residents including Ms. Phyllis Childers, Mr. Gary Stagg, and Ms. Pam Emanuel, who opposed the rezone due to harsher impact on the residential use. However, they supported Mr. Fiechtner rezone request provided it does not impact the residential neighborhood. Booy questioned how these parcels were created, to which Pal responded that this subdivision was recommended for approval by the Planning and Zoning commission in the recent past. Purdum discussed about the impact of converting these parcels to commercial zone may have a harsher impact including but not limited to 'cocktail lounges'. Booy agreed with Purdum that only the property on 202 South 11<sup>th</sup> Street be rezoned as commercial zone and the remainder two parcels, parcel #1118453012, and

parcel #1118453014, remain as a residential zone. Purdum also wanted to know whether they can make a motion to bring the existing parking lot to zoning compliance. Staff explained that the existing parking cannot be brought to zoning compliance unless the code is updated or the parcel is rezoned. Purdum wanted to make sure the Ms. Childers is not fined for zoning non-compliance. Purdum moved, Booy seconded that the property at 202 South 11<sup>th</sup> Street be rezoned as Community Commercial District and the remainder two parcels, parcel #1118453012, and parcel #1118453014, remain as a Urban Family Residential district. The vote was: YES - Zobel, Barnhart, Booy, Comfort, Karow, Keep, and Purdum; No - none; Absent - None; Abstain - None. Motion carried.

Chairmen Zobel adjourned the meeting at 5:35 PM.

Minutes by Akhilesh Pal