

CITY OF OSKALOOSA  
PLANNING & ZONING COMMISSION  
REGULAR MEETING MINUTES  
June 9, 2014

A regularly-scheduled meeting of the Planning and Zoning (P&Z) Commission for the City of Oskaloosa was called to order at 4:28 p.m. on Monday, June 9, 2014, by Chairman Brian Booy, at 220 South Market Street, Oskaloosa, Iowa.

COMMISSION MEMBERS PRESENT: Chairman Brian Booy, Holden Barnhart, Wyndell Campbell, Charlie Comfort, R. D. Keep and Wyatt Russell. COMMISSION MEMBERS ABSENT: Michelle Purdum. CITY STAFF PRESENT: David Dixon, Nathan Willey and Marilyn Johannes. OTHERS PRESENT: Eric Gjersvik, with Bartlett & West representing Westar Foods, Tom Walling, Ken Allsup from Osky News and Aaron Riggs from CRI (arrived later in the meeting).

Minutes from the May 12, 2014 Planning and Zoning Commission meeting.

It was moved by Keep, seconded by Comfort to approve the May 12, 2014 Planning and Zoning Commission minutes. The vote was: YES - Barnhart, Booy, Campbell, Comfort, Keep and Russell. No - none. Motion carried.

Consider a site plan for the property at 312 A Avenue West for a new Hardee's Restaurant.

Willey distributed a document to the commission received from the Iowa Department of Transportation. Willey gave an overview of the project and said staff recommends approval of the site plan with the stipulations. It was pointed out that in stipulation No. 1 there is a typo and instead of referring to the northeast corner of the site, it should refer to the northwest corner of the site.

Gjersvik addressed the commission regarding the project and the additional stipulations noted in the document from Brenda Sanders of the DOT. Gjersvik said they are still working out the design standards regarding signage. Willey said staff is ok with a larger sign that does not meet requirements since the mall and Hardees are sharing the sign. Dixon said the mall owners are in line with the proposed sign.

Russell said he is concerned about the removal of parking spaces for the new restaurant because parking is limited during special events in the area and asked if the old Hardees site would be converted to parking. Willey indicated the space would probably be a combination of green space and parking, but the City Council will decide what will be done with the property.

When asked about compliance with the stipulations Gjersvik said he saw no issues with the stipulations even though they would increase the cost of the project.

The commission was concerned about the turn radius for the drive (which will be shared with KFC) with the stipulation from the DOT; and the need for the sidewalk that doesn't connect to other sidewalk on the west side. Gjersvik said he will work with the DOT regarding the turn radius. Willey said future mall parking lot improvements will likely have sidewalk connections to the Hardees site.

It was moved by Barnhart, seconded by Comfort to approve the site plan with the city and DOT stipulations. The vote was: YES - Barnhart, Booy, Campbell, Comfort, Keep and Russell. No - None. Motion carried.

Chairman Booy adjourned the meeting at 4:58 PM.

Minutes by Marilyn Johannes