

CITY OF OSKALOOSA
PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
July 14, 2014

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 Monday, July 14, 2014, by Chairman Brian Booy, at 220 South Market Street, Oskaloosa, Iowa.

COMMISSION MEMBERS PRESENT: Chairman Brian Booy, Holden Barnhart, R. D. Keep and Wyatt Russell, (Wyndell Campbell, Charlie Comfort and Michelle Purdum arrived at 4:32 p.m.). COMMISSION MEMBERS ABSENT: None. CITY STAFF PRESENT: Akhilesh Pal and Marilyn Johannes. OTHERS PRESENT: Vicki Wolfswinkel, Gary Fisher, Minesh Patel, Daryl Fisher, Tom Walling and Ken Allsup (Oskey News).

Minutes from the June 9, 2014 Planning and Zoning Commission meeting.

It was moved by Barnhart, seconded by Russell to approve the June 9, 2014 Planning and Zoning Commission minutes. The vote was: YES - Barnhart, Booy, Campbell, Comfort, Keep, and Russell. No - none. Abstain: Purdum (She was not at the meeting.) Motion carried.

Consider vacation and sale of 120' X 16.5' of the north-south alley adjacent to 211 North J Street.

Vicki Wolfswinkel, owner of 211 North J Street, addressed the commission regarding the request. Wolfswinkel indicated they paved the alley when the chiropractic clinic was constructed, and they bought the property west of the alley at 1112 B Avenue West for a parking lot because the business needs additional parking for the Wolfswinkel Chiropractic Clinic in part because veterinary clinic customers use the parking lot south of their clinic. Wolfswinkel said they want to buy the alley to prevent customers from having to cross the alley to get to and from the clinic if they park in the new parking lot.

It was moved by Comfort, seconded by Keep to approve the vacation and sale of the north-south alley adjacent to 211 North J Street with retainage of easement rights. Gary Fisher, owner of the Quality Car Wash, asked to address the commission. Fisher said he does not want the alley vacated and sold because he wants to expand his business to add an automatic wash bay on the west side of his business and if he adds the bay customers will need to use the north-south alley to exit the wash bay. Barnhart said he understood why the Wolfswinkels want to purchase the alley, but he did not want to interfere with business expansion. After further discussion, Booy asked for roll call and the vote was: YES - Booy, Campbell, Comfort, Keep, Purdum and Russell. No - Barnhart. Motion carried.

Consider vacation and sale of 237.50' X 16' of the north-south alley adjacent to 1210 A Avenue East.

Minesh Patel, owner of 1210 A Avenue East, addressed the commission. Patel indicated he did not know he didn't own the property. Patel said he has no plans for the property. Campbell asked if a storage building was in the alley and Pal said he did not believe the building was in the alley. Pal said the owner of CB Liquor was concerned about access for emergency vehicles if needed if the alley is vacated and sold. Pal said he contacted Fire Chief Neff and Neff said he had no concerns if the alley is sold and said the department did not need the alley for access. Patel said he was ok with only the north side of the alley and

he would give easement rights to the other property owner.

It was moved by Campbell to approve the vacation and sale of the entire north-south alley adjacent to 1210 A Avenue East with retainage of easement rights. Comfort seconded. The vote was: YES - Barnhart, Booy, Campbell, Comfort, Keep, Purdum and Russell. No - None. Motion carried.

Consider a site plan for the property at 1107 A Avenue West.

Daryl Fisher, owner of 1107 A Avenue West, addressed the commission regarding his plans for the property. Fisher indicated the property was in poor condition and needed to be improved. Fisher said that Great Expectations would remain and the rest of the building would be torn down and replaced with the new building. Pal said the improvements include sidewalks, a handicap parking space and better setback. Pal said plans require IDOT approval and the City Council would need to approve on-street angle parking. Pal said it isn't required, but plans include putting concrete in the alley. Pal said besides IDOT approval, and City Council approval of the on-street angle parking, he has two stipulations: (1) Need landscaping plan and (2) Great Expectations door needs to be the same level as entrance to comply with ADA regulations. Campbell asked why City Council has to approve angle parking spaces. Pal said the Oskaloosa Municipal Code requires City Council approval of on-street parking if angle parking spaces.

It was moved by Barnhart, seconded by Purdum to approve the site plan for the property at 1107 A Avenue West with contingencies. The vote was: YES - Barnhart, Booy, Campbell, Comfort, Keep, Purdum and Russell. No - None. Motion carried.

Pal told the commission he was presenting an item at the next meeting regarding accessory structures because of problems created with meeting and understanding existing requirements and currently there is no limit on the number of accessory structures and he believes there should be a limit. He said staff is checking with other cities to see what they require in regard to accessory structures.

Campbell questioned why the City Council denied the P & Z recommendation regarding an alley vacate and sale. Pal said the circumstances changed when the property owner who was causing the problems in regard to the alley moved.

Michelle Purdum told the commission this was her last meeting because she is submitting her resignation from the commission because of other matters taking up her time.

Chairman Booy adjourned the meeting at 5:20 p.m.

Minutes by Marilyn Johannes