

CITY OF OSKALOOSA
PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
September 8, 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, September 8, 2014, by Nathan Willey, at 220 South Market Street, Oskaloosa, Iowa.

COMMISSION MEMBERS PRESENT: Holden Barnhart, Pamela Blomgren, Wyndell Campbell, Andrew Jensen and R. D. Keep. COMMISSION MEMBERS ABSENT: None. CITY STAFF PRESENT: Nathan Willey, Wyatt Russell and Marilyn Johannes. OTHERS PRESENT: Chad Coon, Matthew Schlicht, Ken Allsup (at 4:35 p.m.) and Tom Walling (at 4:37 p.m.).

Willey had attendees introduce themselves for the benefit of new members Pamela Blomgren and Andrew Jensen.

Minutes from the August 11, 2014 Planning and Zoning Commission meeting.

It was moved by Campbell, seconded by Keep to approve the August 11, 2014 Planning and Zoning Commission minutes. (Barnhart had abstained because he was absent at the August 11 meeting, but Blomgren explained it is acceptable for everyone to approve the minutes if those in attendance at the meeting approve them.) The vote was: YES - Barnhart, Blomgren, Campbell, Keep and Jensen. No - none. Motion carried.

Consider a site plan for the properties referred to as "The Reserves at Ironwood" located at 1302 and 1320 High Avenue West.

Willey gave an overview of the site plan and explained the additional stipulations recommended with approval of the site plan. Willey said since the agenda was prepared staff had met with Chad Coon, Water Department General Manager, regarding the water main connection. Coon explained that for adequate water flow for fire protection an 8" water main is needed. He said there are two options: one to connect to the 8" main behind the Crystal Heights property and one is to connect to the 12" main on 2nd Avenue West through the property owned by MidAmerican Energy which would require easements from MidAmerican Energy. Coon explained the main from the MidAmerican property is preferred from a cash standpoint because it is shorter which makes it more economical. Matthew Schlicht, from Engineering Solutions, said there will be fire hydrants on site. Schlicht also stated he was willing to comply with the stipulations including landscaping to put up an adequate barrier where needed.

Jensen asked about storm water runoff. Willey said only concern was the northwest corner where a retaining wall is needed at the far west edge, and water will drain into the creek as it does currently. Willey does not believe there would be more runoff than there is now. Willey noted the owner of the property will have to maintain the slope.

Campbell asked if there had been any feedback from adjoining property owners. Willey said none at this time and noted there will be a posting on the property of the upcoming council public hearing. Campbell and Keep were concerned about the increased traffic flow. Willey said if need to staff will re-evaluate the 4-way intersection at High Avenue West and North L Street. Jensen asked if city could approve choice of trees and shrubs used for

landscaping. Russell said trees in right-of-way yes but on private property there are no restrictions.

Barnhart asked about openings between building B and C. Schlicht said there are openings to central corridor and four units use single set of doors. Campbell said need to look at sidewalk on northeast corner. Blomgren agreed. Russell determined the required minimum side yard setback is 13 feet. Schlicht said they are willing to shift the buildings. Jensen asked if need to add stipulation regarding side yard setback to his motion. Blomgren said yes.

Campbell was concerned about possible public reaction regarding the site plan at the city council meeting public hearing. Blomgren said main concern should be that the commission follows the code in regard to the site plan because there is no way to determine public outcry.

It was moved by Jensen, seconded by Blomgren to approve the site plan for the properties referred to as "The Reserves at Ironwood" at 1302 and 1320 High Avenue West with an addition to stipulation No. 1 that the additional 8" water main must either be constructed to connect to the 12" main on 2nd Avenue West through the property owned by MidAmerican Energy or along High Avenue West from where the 8" water main ends near Crystal Heights Care Center; and add the stipulation that the east wall of building B must be at least 13 feet from the property line. The vote was: YES - Barnhart, Blomgren, Campbell, Jensen and Keep. No - none. Motion carried.

The meeting adjourned at 5:12 PM.

Minutes by Marilyn Johannes