

CITY OF OSKALOOSA
PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
November 10, 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, November 10, 2014, by Holden Barnhart, at 220 South Market Street, Oskaloosa, Iowa.

COMMISSION MEMBERS PRESENT: Holden Barnhart, Pamela Blomgren, Wyndell Campbell (arrived at 4:35 p.m.), Dawn Collins, Andrew Jensen, R. D. Keep and Sarah Tarbell . COMMISSION MEMBERS ABSENT: None. CITY STAFF PRESENT: Akhilesh Pal and Marilyn Johannes. OTHERS PRESENT: Ken Allsup from Osky News, and several members of the public.

Minutes from the October 13, 2014 Planning and Zoning Commission meeting.

It was moved by Keep, seconded by Blomgren to approve the October 13, 2014 Planning and Zoning Commission minutes. The vote was: YES - Barnhart, Blomgren, Collins, Jensen, Keep and Tarbell. No - None. Motion carried.

Minutes from the October 15, 2014 Planning and Zoning Commission Special Meeting.

It was moved by Collins, seconded by Blomgren to approve the October 15, 2014 Planning and Zoning Commission minutes. The vote was: YES - Barnhart, Blomgren, Collins, Jensen and Tarbell. No - None. Abstain: Keep. Motion carried.

Consider a request to approve the final plat for the College Heights Plat 4 Subdivision and a request to waive the preliminary plat.

(Campbell entered the meeting). Pal gave an overview of the plat and recommended that the commission waive the preliminary plat and approve the final plat with the requirement that the lots be combined with existing parcels to avoid nonconforming residential development that does not meet the zoning requirements for lot size regulations. Pal said sewer easements are not required as noted. Jensen asked what happens if the lots are not combined. Pal said he will not sign the final plat. It was moved by Blomgren, seconded by Jensen to waive the preliminary plat and approve the final plat for the College Heights Plat 4 Subdivision with staff recommendations. The vote was: YES - Barnhart, Blomgren, Campbell, Collins, Jensen, Keep and Tarbell. No - None. Motion carried.

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

Pal explained this request came before P & Z and the City Council before with P & Z approval and City Council declining the request to give an adjoining property owner 60 days to expand his business before Wolfswinkel could reapply. Pal said there have not been any improvements made by the adjoining property owner and no site plan has been presented so Wolfswinkel reapplied.

Gary Fisher, 2010 Indian Way, owner of the carwash adjacent to the Wolfswinkel property, said he did not know he only had 60 days. Fisher indicated he is planning to put in a pet wash west of his wash bays because adding another vehicle wash bay is not an option according to the code. Fisher said now there is also a legal issue regarding a boundary dispute and possible installation of a fence on the Wolfswinkel property.

Vicki Wolfswinkel, 211 North J, addressed the commission regarding plans for their property if the alley is vacated and sold to them. She indicated they would make improvements to the alley and want to build a new building on the lot they own west of the alley.

Jensen said he would like to see the Wolfswinkels be able to develop their property. Would like to move forward. Blomgren agreed. Keep said he is in favor of vacation and sale of the alley. Tarbell: Believe should allow Wolfswinkels to move forward. Barnhart: Not sure. Jensen: In favor of vacating the alley or give another 30 days for preliminary drawing of the pet wash. Campbell: Supersedes issue whether build or not, based on future development. Barnhart: Don't see why pet wash couldn't be done anyway.

It was moved by Keep, seconded by Campbell to approve vacation and sale of the alley as presented.

The vote was: YES - Barnhart, Blomgren, Campbell, Collins, Jensen, Keep and Tarbell. No - None. Motion carried.

Consider a request to rezone the east portion of the property at 615 E Avenue West from (R-2) Urban Family Residential District to (LI) Limited Industrial District.

Pal told the commission the property used to be owned by the school district (deed holder) and they want to deed the property to Mahaska County Emergency Management (contract holder). Pal said part of the property is not in zoning compliance, want to bring the property into zoning compliance.

Jamie Robinson, Mahaska County Emergency Management director, told the commission they want to park trailers there and make a secure area.

It was moved by Keep, seconded by Jensen to approve the rezone of the east portion of the property located at 615 E Avenue West as presented.

Rose Schwab, 615 G Avenue West, and Julie Brown, 720 McKinley Avenue, Ottumwa, expressed concern as to how the change will affect the value of Schwab's house and her ability to sell it. Pal said the code may be changed soon.

The vote was: YES - Barnhart, Blomgren, Campbell, Collins, Jensen, Keep and Tarbell. No - None. Motion carried.

Consider a site plan for the property at 702 A Avenue West for a new Taco Bell Restaurant. Pal said developer has met all of the stipulations and he recommends approval.

Bob Ladel, Excel Engineering, Fond du lac, Wisconsin, addressed the commission regarding plans for the property. He said this is the latest design for the store, a prototype. He said it will take 3-4 months to build and construction will begin in the spring.

It was moved by Jensen, seconded by Blomgren to approve the site plan for the property at 702 A Avenue West for a new Taco Bell Restaurant as recommended by staff. The vote was: YES - Barnhart, Blomgren, Campbell, Collins, Jensen, Keep and Tarbell. No - None. Motion carried.

Consider a site plan for the property at 814 North H Street for a three unit apartment complex.

Pal said Anthony Vermeer initially submitted a site plan for a three unit apartment complex at 814 North H Street without landscaping noted. Staff requested that a new site plan be submitted with the required landscaping included. The new plan submitted meets the landscaping requirement.

Ryan Silvers, 1608 Fifield Rd., Pella, addressed the commission regarding the apartment complex. Blomgren asked if there are lighting requirements because no lighting was shown on the site plan. Pal said yes, lighting does need to be on the plans.

It was moved by Collins, seconded by Blomgren that the site plan for the property at 814 North H Street be approved with the condition that lighting be added to meet staff requirements. The vote was: YES - Barnhart, Blomgren, Campbell, Collins, Jensen, Keep and Tarbell. No - None. Motion carried.

The commission discussed the proposed amendment to accommodate existing nonconforming residential development in the Oskaloosa Municipal Code. Consensus of the commission was to discuss the proposed amendment during the Planning and Zoning workshop and table action on the matter until the next P & Z meeting.

The meeting adjourned at 6:00 p.m.

Minutes by Marilyn Johannes