

City of Oskaloosa
Board of Adjustment
Regular Meeting February 24, 2015
City Council Chambers

A meeting of the City of Oskaloosa Board of Adjustment was called to order by Chairperson Murry at 5:01 pm. Members present: Perry Murry, Russell Sparks, James Hansen, and Wyndell Campbell. Member(s) absent: Lloyd Phillips.

The first item on the agenda was the approval of the minutes from the January 27, 2015 meeting. Hansen moved to approve the minutes and Sparks seconded the motion. The vote was; YES: Murry, Campbell, Sparks, Hansen. NO: NONE, Absent: Phillips

The second item on the agenda was to consider a public hearing for consider the manner of an appeal request to the Oskaloosa municipal code section 17.34.020(B)- Site plan review procedure for the property located at 132 Pella Ave. Chris Sheets, and his wife Jennifer Sheets, owners, spoke to the Board about the appeal and how they felt it was not needed due to the fact that they will be reusing a existing building. Also speaking was David Wright, who owns the property to the west of this project. Mr. Wright stated that he felt that this is another example of how the code is stifling the growth of our community, and that the cheesy bar was rid of. The Board discussed the matter with Hansen moving to uphold the City Staff's enforcement of the site plan procedure as mentioned in 17.34.020(B) of the Oskaloosa municipal code. Sparks seconded the motion. The vote was; YES: Murry, Campbell, Sparks, Hansen. NO: NONE, Absent: Phillips

The third item on the agenda was to consider a public hearing for considering the manner of a conditional use permit request to construct a convenience storage located at 132 Pella Ave. Staff member Russell recommended to the Board that they table this item until a site plan can be presented, with attention to items (E) and (F) in 17.34.020 (B) for items required for the conditional use permit application. Hansen moved to table the item. Sparks seconded the motion. The vote was; YES: Murry, Campbell, Sparks, Hansen. NO: NONE, Absent: Phillips

The fourth item on the agenda was to consider a public hearing for considering the manner of an appeal request to the Oskaloosa municipal code table 17.08 (B) Permitted uses by zoning districts and warehousing (open) is not permitted in a general commercial district located at the property identified as parcel ID 1118476016. Matt Moore, representative of B&B Bedding, and Jarred Teen, general manager for B&B Bedding were present and spoke to the Board about the classification of the warehousing (open) versus the use type that they wish to be classified as a truck terminal. Staff member Russell stated that the reason it was classified by the City as warehousing (open) was due to the fact that it fit the definition better than a truck terminal. The Board discussed the item with regards to the definitions of the two items. Hansen moved that the use type be classified as a truck terminal and not warehousing (open). Campbell

seconded the motion. The vote was; YES: Murry, Campbell, Sparks, Hansen. NO: NONE, Absent: Phillips

The fifth item on the agenda was to consider a public hearing for the manner of a conditional use permit request to allow a truck terminal located at the property identified as parcel ID 1118476016. Hansen moved to approve the conditional use permit to expire on April 30, 2015. Sparks seconded the motion. The vote was; YES: Murry, Campbell, Sparks, Hansen. NO: NONE, Absent: Phillips

The sixth item on the agenda was to consider a public hearing for considering the manner of a variance request for the properties located at 1302 & 1320 High Avenue West to allow the building of three apartment complexes and a clubhouse on two lots. Apartment building A will be 0 feet from the interior side yard on both lots. Loyd Ogle, representative for Overland Property group, spoke to the Board about the project. City Staff explained about the Mahaska County assessor's office not allowing the two parcels to be combined into one due to it crossing the section map, sections 13 and 14. Sparks moved to approve the variance as presenting. Hansen seconded the motion. The vote was; YES: Murry, Campbell, Sparks, Hansen. NO: NONE, Absent: Phillips

The seventh item on the agenda was to consider a public hearing for considering the manner of a variance request for the property located at 912 6th Ave west to allow to build a single family residential dwelling on a 60 foot wide lot and to allow the residential dwelling to be 13 feet from the street side property line along South I Street. Laura Russell, owner, spoke to the Board about the project and presented a floor plan to the members to show how the house would be laid out. The Board discussed the item and how the City has been working on this situation in regards to non-conforming lots. After further discussion Hansen moved to approve the variance request as presented. Sparks seconded the motion. The vote was; YES: Murry, Campbell, Sparks, Hansen. NO: NONE, Absent: Phillips

The eighth item on the agenda was to consider a public hearing for considering the manner of a variance request for the property located at 111 North I street to allow the building of an addition 4 feet 10 inches from the front yard property line along North I. Board member Campbell asked that it be reflected in the minutes that he was removing himself from the Board due to a conflict of interest with him being a member of the church in question. Tim Olson with Big Creek Design Group was present and spoke to the Board about the need of this project being that the church needs a new nursery and that this location is the most feasible as to not hinder future expansions of the sanctuary. The Board discussed further about the item with Hansen making a motion to approve the variance as presented. Sparks seconded the motion. The vote was; YES: Murry, Sparks, Hansen. NO: NONE, Absent: Phillips Abstain: Campbell

The ninth item on the agenda was miscellaneous business, Staff member Russell explained to the Board that in the coming months he would be reaching out to the Board members in order to help rewrite the variance application form as it seems to be too confusing for people to fill

out, and could possibly have duplicated information, or may need additional information.

With no further business Sparks moved to adjourn the meeting. Hansen seconded the motion. The vote was; YES: Murry, Sparks, Hansen. NO: NONE, Absent: Phillips, Campbell

Meeting adjourned at 6:06 pm

Minutes by Wyatt Russell