



**City of Oskaloosa
Planning and Zoning Commission
Council Chambers
City Hall, 220 S. Market Street
Oskaloosa, IA 52577
Agenda
special meeting
5/26/2015 4:30pm**

1. Roll Call

Chair: Blomgren____; Members: Campbell;____; Jensen____; Keep____;
Tarbell____; Wagner____;

2. Citizens to be Heard

3. Street and Alley Vacations

**A. Consider vacation and sale of 2nd Avenue East between
South 7th Street and South 8th Street to Central Reformed
Church located at 815 2nd Avenue East**

Documents: [CRC STREET VACATION AGENDA.DOCX](#), [STREET VACATION APPLICATION.PDF](#), [CRC STREET VACATE MAP.PDF](#), [LETTER.PDF](#), [NEIGHBORHOOD INFORMATIONAL MEETINGS MINUTES.PDF](#)

4. Adjournment

If you require special accommodations, please contact the City Manager's Office at least 24 hours prior to the meeting at (641) 673-9431.



Planning & Zoning Commission
Meeting Date: May 26, 2015
Requested By: Public Works Dept.

Item Title:

Consider vacation and sale of 2nd Avenue East between South 7th Street and South 8th Street to Central Reformed Church located at 815 2nd Avenue East.

Explanation:

Representatives from Central Reformed Church located at 815 2nd Avenue East have submitted a street vacation request to the public works department. The request is to vacate the 256.5 foot by 66 foot section of 2nd Avenue East between South 7th Street and South 8th Street. This request has been made in anticipation of future church building expansion and parking improvements. The requested street vacation is located in an R-2 (Urban Family Residential) district. Staff did receive a written response from a resident opposing this street vacate. (See the attached letter.)

Staff recommends approval of this street vacate along with utility access easements and/or utility relocation. If approved, maintenance of the vacated street (snow removal, repairs, etc.) will be the responsibility of the property owner. In addition, closure of the vacated street must be completed according to Oskaloosa public works department standards.

Budget Consideration:

Public streets are sold for \$1.00/square foot. Total revenue of (256.5' X 66' X \$1.00/SF) = \$16,929.00 will be received in addition to the \$100.00 street vacate application fee.

Attachments:

Street Vacation Application, Location Map, Letter From Resident and minutes from Central Reformed Church informational meeting

STREET VACATION REQUEST
City of Oskaloosa, Iowa

Policy for sale of streets:

Policy Adopted: 2/18/2003

1. The property owner requesting the vacation of the street will pay the \$100.00 application fee at the time of the request. This fee reimburses the City for publication and processing cost is not refundable under any circumstances. Other property owners adjacent to the street that wish to purchase their half will have 30 days after the third reading of the ordinance to purchase their portion. After the 30 days it could be sold to other adjoining property owners.
2. The selling price of the street right-of-way will be established by the City Council.

Date of Request: April 27, 2015

Property Owner Name: Central Reformed Church

Address: 815 Second Avenue East
Oskaloosa, Iowa 52577

Phone: (641)673-3843

Description of street requested for vacation: Second Avenue East between the East line of
South 7th Street and the West line of South 8th Street.

Reason for requesting street vacation: Parking lot improvements and building expansion.

Signature Greg V. West Rep. Central Reformed Church

OFFICE USE:

Application Fee Paid \$100.⁰⁰

Amount Paid For Street: \$ 15,939.⁰⁰ (Price to be set by City Council)

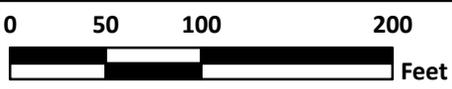
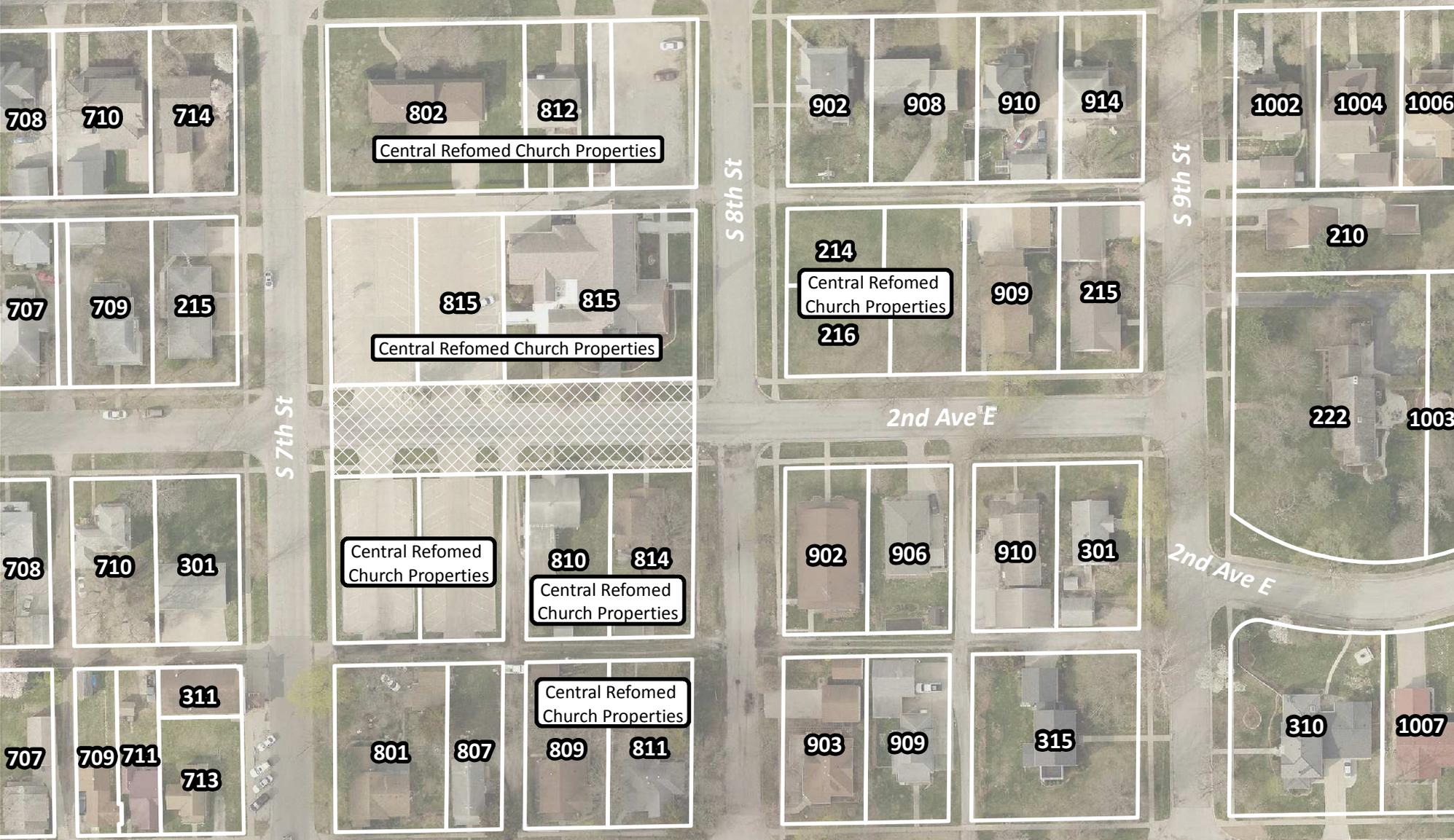
Vacation Approved _____ Denied _____

705

1007

Street Vacate Request for 815 2nd Avenue East (Central Reformed Church)

1st Ave E



Date Created: 5-18-15

816

818

902

908

 STREET VACATE REQUEST AREA

Tues, May 5, 2015

To City Council members of Plan + Zone
Regarding closing of 2nd ave. East from
South 7th to South 8th.

We have questions

Will they build something that causes
lots of traffic or noise?

• Don't they own several lots around
the church they could use?

we use this street to travel down-
town most every day.

We are against closing this street.

Sincerely
Bob & Jones

Violet M Jones

our reason to write you is we are going
to be out of town on the May 11th meeting.

RECEIVED

MAY 05 2015

CITY CLERK OF OSKALOOSA

Neighborhood Informational Meeting
May 17, 2015 5:00 p.m.
May 19, 2015 7:00 p.m.

Pastor Jon Nelson opened both meetings in prayer at 5pm and 7pm, respectively.

Members present from Central Reformed Church's building team were:

Sunday:

- Craig Ver Steegh
- Glenda Goemaat
- Wayne Ver Steegh
- Jason Bunnell
- John Van Roekel
- Kelli Breuklander
- Tom Morrison
- Pastor Jon Nelson

Tuesday:

- Craig Ver Steegh
- Glenda Goemaat
- Wayne Ver Steegh
- John Van Roekel
- Laura Anderson
- Jes Nollen
- Kelli Breuklander
- Tom Morrison
- Pastor Jon Nelson
- Don Morrison (capital campaign director)

Architect Tim Olsen from Big Creek Design was present both evenings.

Others present on Sunday:

- City council member Tom Walling
- City engineer Akhilesh Pal
- Neighbors:
 - Jake and Judy Roberts: 215 South 9th Street
 - Staci Wright: 311 South 7th Street
 - Mark and Janice Sullivan: 912 2nd Avenue East
 - Glen and Navonne Schultz and Bertha Beyer: 908 1st Avenue East
 - Julie Van Englehoven: 903 3rd Avenue East

Others present on Tuesday:

- City Council: Joe Caliguri, Scottie Moore, Mayor Dave Krutzfeldt, Tom Jimenez
- Planning and Zoning Committee: Pam Blomgren, Wyndell Campbell, Andrew Jensen
- Neighbors:
 - John Bixler: 910 1st Ave East
 - Debbie Bible: 707 2nd Ave East Apt. A
 - Ronnie Reid: 1011 2nd Ave East
 - Bob & Violet Jones: 315 South 9th Street

- Mark Sullivan: 910 2nd Ave East
- Karl Wisbrock: 909 2nd Ave East
- Dorothy Stout: 906 2nd Ave East

Pastor Jon presented a snapshot of our current outreach to the community.

- Thanksgiving Day community meal/end of the month meals
- Vacation Bible School
- ACTS of Service Day
- Bates Funeral Home uses our parking lot on a consistent basis. We serve meals to grieving families
- Support Habitat for Humanity
- Creating a transitional house
- Supporters of bringing The Mango Tree to Oskaloosa
- June 7- Sunday morning Serve Day
- When waiting for the bus, students use our narthex when it rains/snows

He also talked about some of our future plans and dreams.

- Afterschool program
- Significant connection with a church in Nicaragua
- Facility updates

He then spoke about our need for facility updates.

- Since 2012 our attendance is up over 20%, currently averaging 420 per Sunday. An increase of 70 people per Sunday. Every week 70 more people are growing in their faith, worshiping God, and connecting with other Christians than were just three years ago. We are moving to 3 services in the fall to accommodate this growth.
- This Easter we set a new record*, with 670 people attending worship. That's an increase of 100 over 2013, and that was a record year.

Craig Ver Steegh began to talk about our master plan. He described what phase 1 would look like; which includes an expanded west entry with elevator and ground floor restrooms. He spoke about our current facility has several ramps that are not ADA compliant and that our only restrooms are in the basement. Craig spoke about the need to do phase 1 quickly to alleviate these issues. He also said in phase 1 that we would like pave our east grass lot to add parking, which would alleviate street parking congestion on South 8th Street near our youth house.

Craig then spoke about phase 2, which is a new sanctuary to hold approximately 800 people to be built south of our current building. He also spoke about how phase 1 and phase 2 are designed to fit together and that phase 1 won't happen if the church is not allowed to purchase the street. The Church needs assurances from the city that we will be allowed to purchase the street before we spend approximately 1 million dollars on phase 1 of the building. Craig also spoke about the issue of building to the west which was suggested by some of the neighbors. He showed a rough floor plan of the phase 2 sanctuary built to the west of our current building and it clearly showed there is not enough room to be built that direction. Craig also expressed that if we would have to build to the west, we would still request to vacate 2nd Avenue due to the need for handicap parking and drop off close to the building.

One neighbor asked about building to the north. Craig and Tim pointed out the only ground level entry currently is on the south west corner of the building and the only place the elevator can hit all 5 floors is there as well. The problem with building north is that it will pose significant challenges of floor elevations, space, and won't have ground level access to the elevator in new sanctuary. (Tuesday:) Craig

also explained why expanding to the east would not work due to the current utilities structure (4-in pressure gas line being the main hurdle) and there are grade issues again.

Craig discussed how the church would follow all city codes for green space requirements (5% minimum), storm water discharge, and all other notices required by the city. The church will hire Garden and Associates to do civil engineering.

Tom Morrison handed out a document stating the benefits for future building growth:

- Neighborhood church of 65 years in current location continues to flourish in same location and grow with community
- Properties that may have otherwise been run down or not well maintained become part of the overall CRC campus and are kept clean, mowed, cleared to keep the neighborhood flourishing
- All future building plans will meet proper local codes for storm water runoff, green space, etc. continuing to make the area appealing for future home buyers
- Local neighbors and businesses often have use of our parking lots today and this will continue to be a benefit to surround property owners
- More parking will be developed as part of the future building requirements which keeps more vehicles off of streets for parking
- Adjacent alleys to CRC's properties will be maintained and paved to be better entry and exit points for neighbors
- This neighborhood is a better place with CRC staying in this location

Then a frequently asked question document was handed out. This had the following questions:

1. Will my Alley be closed or will access to my property be restricted?
 - a. No. The Church wants to Purchase the Alley to pave it and make improvements. You will have a permanent irrevocable easement to use the alley as you do now, but the Church will be responsible for making improvements and doing snow removal.
 - b. You may experience a short term inconvenience while the Alley's are being paved (part of the Phase 2 project) but the end result will be better than the potholes and gravel alley you have now.
2. Will the Church close the street immediately?
 - a. No. The Church will give the City an Easement
 - b. When the Church is ready to close the street for their project, they will post notices and give 90 days notes prior to closing the street
3. Will the Churches Parking Lots and Roof create more storm water and flood my property?
 - a. No. The City requires that a Civil Engineer (Garden & Associates) design and engineer storm water detention and storm sewer for new parking lots and buildings. It's very likely the Church's storm new storm sewer system (designed in Phase 2) will actually take run-off from your property, not create more problems. The end solution will be better than current conditions.
 - b. If you have additional questions Storm water Design Requirements, Contact Bob Nielsen at Garden & Associates. 641-672-2526

If you have more questions about the Project:

Craig Ver Steegh 641-660-0672

Pastor Jon Nelson 641-673-3843

About the Storm water Design Requirements:

Contact Bob Nielsen at Garden & Associates: 641-672-2526

Craig Ver Steegh talked about an easement that would be provided to the neighbors adjacent to the alleys if they were to be vacated. We also provided a sample copy of this easement for these neighbors that would be affected by this.

Then the meeting was opened up for questions and comments.

- Mark Sullivan was opposed to the street closer because he was worried the city would not plow 2nd Avenue in front of his property because of its short distance. He also spoke about if the church were allowed to purchase 2nd Avenue they could close it at any time they see fit. Craig Ver Steegh spoke about Mark's concerns and stated that we have no plans to close the street until such time that the church implements phase 2 and builds across the street which most likely will be 3 to 5 years. Mark was concerned about how this might affect his property values. There was a lengthy discussion about this and ultimately it was determined that this issue is more based off of opinions than facts.
- Julie Van Englehoven spoke about parking next to the youth house; how South 8th Street can be congested when youth activities are going on due to parking. Members from the building committee explained that is why in phase 1 they want to pave the east grass lot for parking.
- Staci Wright then commented on how much nicer the neighborhood is because of the church. (Tuesday:) She expressed how she enjoys owning a business near a church and the safety that exudes. Staci also mentioned that she watches the traffic that goes down 2nd Avenue turns into the church parking lots. She talked about the safety factor of having a church in the neighborhood. She also spoke about how the church has removed several old houses which has improved the looks and property values of the area. She then spoke about how she wished Central Reformed Church would pave the ally her business is adjacent to. She was in full support of the church's future building projects.
- Then the neighbors talked about congestion near Bates when there is a funeral and how people turn down 8th street to avoid it. They also discussed when the city would repair 8th street (this was discussed both evenings, concerns expressed from neighbors about that street getting more use if 2nd ave east is closed) and add more stop signs on south 7th street. Akhilesh Pal then spoke up to say this meeting was about vacating 2nd avenue not about other street issues in the neighborhood.
- (Tuesday:) Dorothy Stout asked why a car counter has not been placed on the street to see how much traffic there really is. Craig Ver Steegh responded that we have not done that yet since there are alternate routes around 2nd Ave East.
- (Tuesday:) Karl Wisbrock asked about what the setback would be for the east parking lot from his property. Tim responded that we haven't got that far yet in the planning phases (engineering) since we're only in the master planning phase. He assured Karl that all of the city requirement would be met when we bring on a civil engineer to guide us in the part of the project. Karl also asked about rezoning the church's properties once we build on them...Tim explained that a church is allowed on both commercial and residential zones. The church will re-plat so that all of the church's properties are on one plat rather than broken up into several.
- (Tuesday:) A question was asked about the lighting of the parking lots...Tim explained that the church will comply with all screening and green requirements and will do our best to ensure that headlights do not shine into peoples' houses.

The meeting ended at approximately 6:45 pm and 8 pm, respectively.