

CITY OF OSKALOOSA
PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
August 10, 2015

A regularly-scheduled meeting of the Planning and Zoning (P&Z) Commission for the City of Oskaloosa was called to order at 4:32 p.m. on Monday, August 10, 2015, by Chair Pamela Blomgren, at 220 South Market Street, Oskaloosa, Iowa.

COMMISSION MEMBERS PRESENT: Pamela Blomgren, Wyndell Campbell, Andrew Jensen, Sarah Tarbell, Stephen Tews and Gabriel Wagner. COMMISSION MEMBERS ABSENT: R. D. Keep. CITY STAFF PRESENT: Akhilesh Pal, Wyatt Russell and Marilyn Johannes. OTHERS PRESENT: Chris and Jennifer Sheets.

Minutes from the July 13, 2015 Planning and Zoning Commission meeting.

It was moved by Campbell, seconded by Wagner to approve the July 13, 2015 Planning and Zoning Commission minutes. Motion carried with all aye votes.

Consider the vacation and sale of the 120' X 16.5' section of the east-west alley adjacent to 1001 A Avenue West.

It was moved by Jensen, seconded by Campbell to approve the vacation and sale of the 120' X 16.5' section of the east-west alley adjacent to 1001 A Avenue West.

Pal explained the owners of the property plan to combine parcels and the alley to improve the property. Pal said easement rights need to be retained because the alley contains Mid-American Energy and MCG utility infrastructure. Tews asked about the definition of a UC Corridor District and the cost to sell the alley and stated he felt the cost should be higher. Campbell said he would like to see all city-owned alleys sold to adjacent property owners and get the property on the tax rolls. Blomgren asked Jensen if his motion included retention of easement rights and Jensen said yes. The vote was: YES – Blomgren, Campbell, Jensen, Tarbell and Wagner; No – Tews. Motion carried.

Consider a site plan for the property located at 132 Pella Avenue to allow for a proposed convenience storage.

Russell explained the Board of Adjustment waived the Conditional Permit use regulations of the Oskaloosa Municipal Code for paved driveway within the facility and landscape buffer yard requirements along the east and northeast side of the property. Blomgren said staff is recommending the landscape buffer yard and front yard requirements be waived, but recommends installation of the sidewalk along Pella Avenue and that all driveway approaches be paved with asphalt or concrete.

It was moved by Tews, seconded by Campbell to approve the site plan for the property located at 132 Pella Avenue with the required sidewalks but not the required paved driveway approaches.

Chris and Jennifer Sheets, owners of the property, said they cannot put in sidewalks because there is no room with the building coming out too close to the road. Pal said there is room for sidewalks. Russell said there is a utility pole in the way of the sidewalk but the sidewalk could be constructed to

go around it. Campbell said he believes city has set a precedent in regard to sidewalks and wants sidewalks constructed to continue to try to connect all areas of the city.

Blomgren asked Tews if he wanted to amend his motion to eliminate sidewalks and include paved driveway approaches. Tews said he would. Blomgren asked Campbell if he would second Tews' amended motion, and Campbell said no. The amended motion died for lack of a second.

Russell said city is working on including sidewalks so can connect all of them eventually. Campbell agreed that sidewalks are part of the city's overall plan.

Blomgren asked for a vote on the original motion. The vote was: YES – Tews; No – Blomgren, Campbell, Jensen, Tarbell and Wagner. Motion failed.

It was moved by Jensen, seconded by Campbell to approve the site plan as recommended by staff. The vote was: YES – Blomgren, Campbell, Jensen, Tarbell and Wagner; No – Tews. Motion carried.

It was moved by Campbell, seconded by Jensen that the meeting adjourn. Motion carried with all ayes. The meeting adjourned at 5:07 p.m.

Minutes by Marilyn Johannes