



City of Oskaloosa
Board of Adjustment
Council Chambers, Third Floor, City Hall
City Hall, 220 S. Market Street
Oskaloosa, IA 52577

Agenda

Tuesday, October 25, 2022 - 5:00 P.M.

1. Call to Order/Roll Call

Chair: Murry ____; Landgrebe ____; Kaisand ____; Spoelstra ____

2. Approval of Minutes

A. Minutes from the April 26, 2022 meeting.

Documents:

[APRIL 26, 2022 MINUTES.PDF](#)

3. Citizens to be Heard

4. New Business

A. Consider a request for a conditional use permit for the property located at 1107 South 11th Street, required by the City of Oskaloosa municipal code.

Documents:

[COMM 20221025 CONDITIONAL USE.PDF](#)
[CONDITION USE PERMIT APPLICATION.PDF](#)
[MAP LOCATION.PDF](#)
[PIC 1.PDF](#)
[PIC 2.PDF](#)
[RESOLUTION - APPROVED.PDF](#)
[RESOLUTION - DENIED.PDF](#)

5. Miscellaneous Business

6. Adjournment

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

CITY OF OSKALOOSA
BOARD OF ADJUSTMENT
Regular Meeting Minutes
April 26, 2022

A regularly scheduled meeting of the Board of Adjustment for the City of Oskaloosa was called to order at 5:00 P.M. on Tuesday, April 26, 2022 by Chairman, Perry "Tim" Murry at the City Hall Council Chambers, 220 South Market Street, Oskaloosa, Iowa.

COMMISSION MEMBERS PRESENT: Perry "Tim" Murry, Royce Spoelstra, Cody Landgrebe, and Steve Kaisand.

COMMISSION MEMBERS ABSENT: None.

CITY STAFF PRESENT: Mike Flahive.

OTHERS PRESENT: Holly Townsend, Sean Hobena, and Mark Eckles.

Approval of minutes from the October 26, 2021 meeting.

It was moved by Spoelstra, seconded by Kaisand to approve the October 26, 2021 Board of Adjustment Commission minutes. All Ayes, motion carried unanimously.

Citizens to be heard.

None

Consider a request for a conditional use permit for the property located at 601 North L Street, required by the City of Oskaloosa municipal code.

Holly Townsend and Sean Hobena requested a conditional use permit for a mixed residential/commercial use of this property. Holly and Sean own and operate a towing business with plans to use the existing building on this property as their office and primary residence. The building is large enough to support a small apartment and office space and meets the intent of the zoning code with the issuance of a conditional use permit.

Hobena stated that his business is a 24/7 operation and that living and working in the same building would allow him to respond to calls more efficiently. Hobena also stated that his tow truck would be the only vehicle parked at the property, with all other vehicles related to the business to be stored at another location. Eckles expressed his support for the request and stated that he would be purchasing the property to lease to Hobena and Townsend.

After further discussion, it was moved by Landgrebe, seconded by Kaisand to approve the variance as requested. All Nays, motion carried unanimously.

Miscellaneous Business

There was no new business.

With no further business, Spoelstra made a motion seconded by Kaisand to adjourn the meeting at 5:15 P.M.

Minutes by Mike Flahive



Board of Adjustment Commission
Meeting Date: October 25, 2022
Requested By: Development Services Dept.

Item Title:

Consider a request for a conditional use permit for the property located at 1107 South 11th Street, required by the City of Oskaloosa municipal code.

Explanation:

Applicant has submitted a request for a conditional use permit for the property located at 1107 South 11th Street. This is a request of the Oskaloosa Municipal Code (Table 17.08B).

Judy Uitermarkt and Kenny Jones are requesting a conditional use permit for the use of auto sales at this property. Judy and Kenny own and operate an auto repair business and would like to expand their business to include auto sales as well. The current use of auto services for auto repair is a permitted use in this zoning district.

This property is currently zoned LI (Limited Industrial). In a LI (Limited Industrial) zoned district, auto sales is a permitted with the issuance of a conditional use permit. The surrounding area within this zoning district consists of a mix of commercial and residential properties.

STAFF RECOMMENDATION:

Staff recommendation is to approve the conditional use permit request.

ALTERNATIVE ACTIONS:

1. Deny the conditional use permit request.
2. Other actions as determined by the Board of Adjustment.

Budget Consideration:

\$100.00 for application fees

Attachments:

Agenda, Application, Plans, Resolution(s), Location Map



City of Oskaloosa, Iowa

Public Works Department

804 South D Street, Oskaloosa, IA 52577

Phone: (641)673-7472 Fax: (641)673-3733

CONDITIONAL USE PERMIT APPLICATION

PLEASE NOTE:

A site plan must be included with this application as set forth in Table 17.34A of the Oskaloosa Zoning Ordinance.

Conditional Use Request Information

Property Address: 1107 S. 11th St

Property Legal Description: Lots 61 62 & 63 BIK J
O'Neills ADD & LOT C SD
SE NW & VAC 10' Alley N

Current Zoning: Industrial

Current Land Use: Living quarters & Auto Repair Shop

Proposed Zoning: Commercial

Proposed Land Use: Auto Repair - Used Auto Sales

Request Feasibility: Request to be Able to
sell used vehicles on our
empty lot.

Application Fee Amount:
\$100.00

Contact Information:

Develop. Services Director
Shawn Christ

Christ@oskaloosaiowa.org

Building Official

Mike Flahive

Mflahive@oskaloosaiowa.org

Public Works

Sean Murphy

Smurphy@oskaloosaiowa.org

Effect on Surrounding Property: We will have security of the property -
A few more people coming around to look
at vehicles.

Contact Information

Owner: Judy Witermarkt 641-672-4563
 Name Phone
1107 S. 11th St Brokeboys Auto Repair
 Address Email
gmail.com

Applicant: Judy Witermarkt 641-672-4563
 Name Phone
1107 S. 11th St brokeboysautorepair@
 Address Email
gmail.com

OFFICE USE ONLY

Date Received:

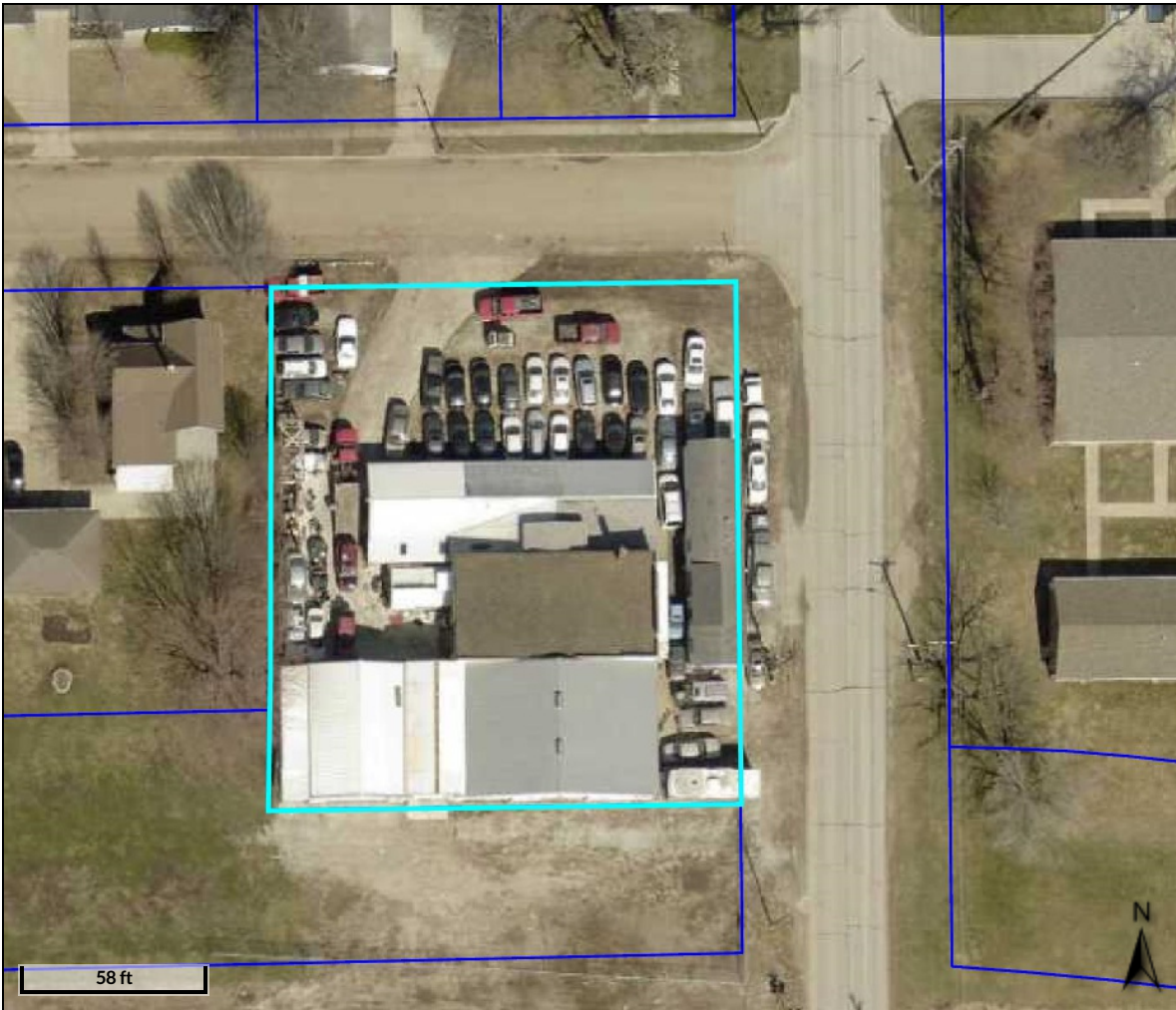
9-30-22

Date Fee Paid:

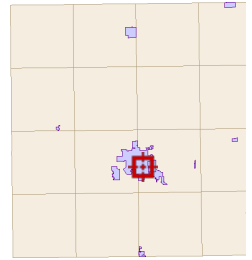
9-30-22

Applicant Signature: Judy Witermarkt Date: 9/30/2022






Owner Signature: Judy Witermarkt Date: 9/30/2022



Overview



Legend

-  Townships
-  Corporate Limits
- Parcels**
-  Parcel
-  BLL
-  Wind Turbine

Parcel ID	1119185018	Alternate ID	984	Owner Address	Palen, Stephan A/Katina A
Sec/Twp/Rng	19-75-15	Class	R		25 Schwartz Dr
Property Address	1107 SOUTH 11TH OSKALOOSA	Acreage	n/a		Ottumwa, IA 52501-1133

District OSKALOOSA OSKALOOSA SCH OSKA FIRE
Brief Tax Description LOTS 61 62 & 63 BLK
 J O'NEILLS ADD & LOT
 C SD SE NW & VAC 10
 ' ALLEY N

(Note: Not to be used on legal documents)

Date created: 10/3/2022
 Last Data Uploaded: 9/30/2022 6:52:33 PM

Developed by  **Schneider**
 GEOSPATIAL





