

CITY OF OSKALOOSA
BOARD OF ADJUSTMENT
Meeting Minutes
August 22, 2023

A regular meeting of the Board of Adjustment was called to order at 5:00 P.M. on Tuesday, August 22, 2023 by chair Royce Spoelstra at City Hall, 220 South Market Street, Oskaloosa, Iowa.

1. Roll Call

Present: Royce Spoelstra, Steve Kaisand, Judy Uitermarkt

Absent: none

Staff: Shawn Christ, Adam Eklofe

Others: Kevin DeRonde, David Langkamp, Leland & Connie Wright, Sofie Levis, Megan Levis, Channing Rucks

- 2. Approval of Minutes.** It was moved by Uitermarkt, seconded by Kaisand, to approve the May 23, 2023 Board of Adjustment minutes. Motion carried unanimously.

- 3. Citizens to be Heard.** Leland Wright, 1103 4th Avenue East, expressed concerns about the hospital's drawing, parking, access, and other issues. Spoelstra said these items can be discussed during the item under new business.

4. New Business

- A. Consider a request for a variance to reduce the minimum side street setback at 1229 C Avenue East.

Kevin DeRonde, CEO Mahaska Health, described the hospital expansion plans and requested variance. The hospital is proposing a 32' x 140' addition to their existing 3-story clinic building near 12th Street. The minimum side street yard setback is 15 feet and the proposed setback at the nearest point is 7.86', a requested variance of 7.14', a 48% reduction. The property is zoned R-3 Multiple Family Residential.

Leland Wright stated he is representing a family member in the area, reiterated concerns stated earlier, stated a concern about snow removal, and asked where the addition will be located. Christ displayed an aerial photograph. DeRonde responded to the concerns. Sophie Levis and Megan Levis expressed concerns about snow and ice, and street/sidewalk closures. DeRonde and Langkamp, board president, responded.

After discussion it was moved by Kaisand, seconded by Uitermarkt, to approve the variance at 1229 C Avenue East due to exceptional building and site conditions resulting in practical difficulties and undue hardship. Motion carried unanimously.

- 5. Reports.** Christ reported on the status of the zoning code update project. If approved, the city will extend zoning two miles beyond city limits and the county board may appoint two additional members to the board and P&Z commission. The board also discussed the vacancies created by Murry and Landgrebe moving outside city limits.

- 6. Adjournment.** With no further business it was moved by Uitermarkt, seconded by Kaisand, to adjourn at 5:23 pm. Motion carried unanimously.