

CITY OF OSKALOOSA
PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
April 4, 2017

A regularly-scheduled meeting of the Planning and Zoning (P&Z) Commission for the City of Oskaloosa was called to order at 4:30 p.m. on Tuesday, April 4, 2017, by Chair Wyndell Campbell at 220 South Market Street, Oskaloosa, Iowa.

COMMISSION MEMBERS PRESENT: Pamela Blomgren, Wyndell Campbell, David Kurtz, Linda Russell, Stephen Tews and Gabriel Wagner. COMMISSION MEMBERS ABSENT: R. D. Keep. CITY STAFF PRESENT: Andrew Jensen and Marilyn Johannes. OTHERS PRESENT: Steph Weiland and Jim Christensen, both with the architecture firm Single-Source, LLC and Ed Sullivan from the State Bank of Bussey.

Minutes from the February 7, 2017 Planning and Zoning Commission meeting.

It was moved by Blomgren, seconded by Wagner to approve the February 7, 2017 Planning and Zoning Commission minutes. Motion carried unanimously.

Consider approval of a site plan for 201 Cornerstone Drive for the State Bank of Bussey.

The State Bank of Bussey submitted a site plan for a new building and site improvements at 201 Cornerstone Drive to construct a new 3,700 SF bank with two drive through windows, customer and employee parking, associated site improvements and landscaping.

Jensen said the site meets zoning requirements and staff recommends approval of the site plan with a few stipulations which are:

- A photometric lighting plan be provided.
- A storm water discharge plan and calculations be provided with a maximum release rate limited to the pre-development five (5) storm event, and the total detention storage capacity designed for the post-development one-hundred (100) year storm event.
- Clarification on the location of the handicap accessible parking stall and sidewalk ramp.
- Removal of the two right-of-way trees at the corner of A Avenue West and Cornerstone Drive.
- Grading and elevations be revised to show adequate flow of storm water runoff.
- State in the construction notes that Best Management Practices (BMP's) will be used for storm water control.

It was moved by Blomgren, seconded by Kurtz to approve the site plan with staff recommendations and stipulations.

Weiland said they were fine with the stipulations. He said that they would like to connect to the current storm water basin via the inlet at the northern edge of the property. It appears it is intended to take additional storm water. Jensen said staff needs to verify with engineer that current storm water basin is satisfactory. Weiland said fine either way.

Campbell questioned the last stipulation regarding Best Management Practices. Jensen said the stipulation is included in all site plans and applies to controlling runoff and erosion during construction.

Tews asked about accidents at the intersection of Gateway Drive and A Avenue West. Ed Sullivan (CEO State Bank of Bussey) said the Bank has been in the location for 10 years.

Campbell asked why 18 parking spaces. Jensen said meets requirements. Weiland said spaces are for customers and employees.

Campbell asked about width of drive through lanes. Weiland said that they will be 10 feet wide drive through lanes.

Tews asked about building being vacated where the bank is now. Sullivan said the bank has already had inquiries from possible building tenants.

Russell asked about adequate lighting on the west side of the bank where the additional three parking spaces are located since there is only one light indicated on the site plan. Weiland said the lighting from the drive through also lights the area. Security and lighting is a major concern in the design of a bank.

Campbell called for a roll call vote on the motion to approve the site plan with staff recommendations and stipulations. The vote was: YES – Blomgren, Campbell, Kurtz, Russell, Tews and Wagner. NAYS – None. Motion carried.

The meeting adjourned at 4:58 p.m.

Minutes by Marilyn Johannes