

OSKALOOSA PLANNING AND ZONING COMMISSION

June 14, 2010

MINUTES

The meeting of the Planning and Zoning Commission was called to order at 4:30 p.m. on Monday, June 14, 2010 in the City Council Chambers, City Hall.

Members Present: Joseph Caligiuri, Delbert Brackney, Nick Messamer, and Jon Zobel

Members Absent: Jim Dickinson, Brian Booy, and Michelle Purdum

Staff Present: Michael Schrock Jr, Akhilesh Pal

Miscellaneous Business: None

CITIZENS TO BE HEARD: None

PRELIMINARY PLATS: None

FINAL PLATS: None

STREET & ALLEY VACATIONS:

Vacation of the east-west public alley adjacent to 1111 North H Street.

Mr. Stephen Smith, owner of 1111 North H Street requested to vacate the east-west alley adjacent to his property.

Brian Edel and Kara Edel were the citizens present in this public hearing. They own properties having access to this alley and voiced their opinion to oppose the alley vacate.

Public notices were sent out to neighbors and many of them opposed vacating the alley. The responses via mail from neighbors of 1111 North H Street indicate that this alley is presently being used to access properties and public streets. The proposed alley vacation will also deny reasonable access to the owner of the abutting property on 1109 North H Street

Motion was made by Messamer to reject the request, which was seconded by Zobel. All approved, Planning and zoning commission has recommended not vacating the alley.

ORDINANCES: None

REQUEST FOR REZONING:

Mr. Chuck Cunningham Jr, owner of 701 & 707 South C Street requested to rezone his property from R-2, Urban Family Residential District to LI, Limited Industrial District. Mr. Cunningham requests this to expand the storage and warehousing on his property.

Motion was made by Messamer to approve the request, seconded by Zobel. All approved, Planning and zoning commission has recommended to rezone this property.

Caligiuri and Messamer also recommended the City property on 804 South D

Street and Chuck Cunningham's property neighboring 701 & 707 South C Street to be rezoned to LI to have uniformity in zoning.

SITE PLANS: None

ADJOURNMENT: Motion made by Messamer, seconded by Zobel, all approved.
There being no further items for consideration, the meeting adjourned at 5:20 PM.

Akhilesh Pal
Public Works Director

OSKALOOSA PLANNING AND ZONING COMMISSION

March 8, 2010

MINUTES

The meeting of the Planning and Zoning Commission was called to order at 4:30 p.m. on Monday, March 8, 2010 in the City Council Chambers, City Hall.

Members Present: Joseph Caligiuri, Delbert Brackney
Jim Dickinson, Nick Messamer, Brian Booy, Michelle Purdum

Members Absent: Delbert Brackney

Staff Present: Steve Watts
Akhilesh Pal- City Engineer

Miscellaneous Business: None

Citizens to be heard: None

PRELIMINARY PLATS: None

Final Plats: None

Street & Alley Vacations: None

Ordinances: None

Request for Rezoning: None

Site Plans: Mahaska Health Partnership of 1229 C Ave E. has submitted a site plan for adding a 52,000 Sq. Ft Surgery and Patient Wing

- Sanitary sewer will be connected to existing 8ömain to the north.
- Water will be connected to existing water main run along North 12th.
- Storm water management will be through detention & outlet protection.

Motion was made by Dickinson to approve the site plan with 11 foot wide handicap parking stalls instead of the Municipal Code required 12 foot wide stalls.
Seconded by Messamer and all approved.

Adjournment: Motion made by Purdum, seconded by Messamer, all approved.
There being no further items for consideration, the meeting adjourned at 5:20 PM.

Stephen F Watts
Building Official

OSKALOOSA PLANNING AND ZONING COMMISSION

December 21, 2009

MINUTES

The meeting of the Planning and Zoning Commission was called to order at 4:30 p.m. on Monday, December 21, 2009 in the City Council Chambers, City Hall.

Members Present: Joseph Caligiuri, Delbert Brackney
Jim Dickinson, Nick Messamer, Michelle Purdum

Members Absent: Brian Booy

Staff Present: Steve Watts, Dave Dixon . City Attorney,
Michael Schrock . City Manager

Commissioner Brackney moved to approve the minutes for the October 12, 2009 meeting. The motion was seconded by Commissioner Dickinson, and unanimously approved.

Miscellaneous Business: None
Citizens to be heard: None

PRELIMINARY PLATS: None

Final Plats: none

Street & Alley Vacations: None

Ordinances: Consideration And action on approving an ordinance amending Title 17, Zoning, Section 17.08b- table of Permitted Uses by Zoning Districts of the Oskaloosa Municipal Code and permitting auto rental/sales as a conditional use within the Limited Industrial zoning district.

Motion made by Purdum to allow, seconded by Messamer
Vote: Brackney ó no, Dickinson ó yes, Messamer ó yes, Purdum óyes
Approved

Request for Rezoning: None

Site Plans: None

Pubic Hearing: None

Adjournment: Motion made by Purdum, seconded by Messamer, all approved.

There being no further items for consideration, the meeting adjourned at 5:30 PM.

Stephen F Watts
Building Official

OSKALOOSA PLANNING AND ZONING COMMISSION

October 12, 2009

MINUTES

The meeting of the Planning and Zoning Commission was called to order at 4:30 p.m. on Monday, October 12, 2009 in the City Council Chambers, City Hall.

Members Present: Brian Booy, Joseph Caligiuri, Delbert Brackney
Jim Dickinson, Nick Messamer

Members Absent: Michelle Purdum

Staff Present: Steve Watts

Commissioner Brackney moved to approve the minutes for the September 14, 2009 meeting. The motion was seconded by commissioner Dickinson, and unanimously approved.

Miscellaneous Business: None

Citizens to be heard: None

PRELIMINARY PLATS: Alan VanWaardhuizen 1255 Old Hwy 92 Leighton, Iowa 50143 has submitted a preliminary plat for 1.23 acre, 7 lot subdivision with a legal description as follows: Lots Three (3) through Nine (9) except the South 120 feet of said Lot 9 of Beach Subdivision of Lots One (1) and Six (6) in the Southwest part of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Nineteen (19), Township Seventy-five (75) North, Range Fifteen (15) West of the 5th P.M. in the City of Oskaloosa, Mahaska County, Iowa.

A 6+water main runs north and south to the west of the subdivision and a new 8+ sanitary sewer is noted. Front yard setbacks are from the 20qaccess easement.

Section 10.5.C of the City of Oskaloosa Subdivision Ordinance calls for a minimum lot depth of 100 feet, the average depth of Lot 1 is just over 96 feet. Due to the lot being almost .3 acres in size and having a building window of 6,750 square feet, Mr. VanWaardhuizen requests that the Commission grant him a variance to allow the 96 foot average depth.

Motion was made by Messamer to approve the preliminary plat and allow lot 1 as plated, seconded by Booy

Vote: Booy . Yes, Brackney- No, Dickinson- yes, Messamer-yes
Motion . passed

Final Plats: Alan VanWaardhuizen 1255 Old Hwy 92 Leighton, Iowa 50143 has submitted a preliminary plat for 1.23 acre, 7 lot subdivision with a legal description as follows: Lots Three (3) through Nine (9) except the South 120 feet of said Lot 9 of Beach Subdivision of Lots One (1) and Six (6) in the Southwest part of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Nineteen (19), Township Seventy-five (75) North, Range Fifteen (15) West of the 5th P.M. in the City of Oskaloosa, Mahaska County, Iowa.

A 6+water main runs north and south to the west of the subdivision and a new 8+ sanitary sewer is noted. Front yard setbacks are from the 20qaccess easement.

Section 10.5.C of the City of Oskaloosa Subdivision Ordinance calls for a minimum lot depth of 100 feet, the average depth of Lot 1 is just over 96 feet. Due to the lot being almost .3 acres in size and having a building window of 6,750 square feet, Mr. VanWaardhuizen requests that the Commission grant him a variance to allow the 96 foot average depth.

Motion was made by Dickinson to approve the Final plat seconded by Messamer

Vote: Brackney- NO, Dickinson-YES, Messamer-Yes, Booy-Yes
Motion- passed

Street & Alley Vacations: None

Ordinances: Consideration And action on approving an ordinance amending Title 17, Zoning, Section 17.08b- table of Permitted Uses by Zoning Districts of the Oskaloosa Municipal Code and permitting auto rental/sales as a conditional use within the Limited Industrial zoning district.

Motion made by Brackney to deny, seconded by Booy
Vote: All Approved

Request for Rezoning: None

Site Plans: None

Pubic Hearing: None

Adjournment: Motion made by Purdum, seconded by Messamer, all approved.
There being no further items for consideration, the meeting adjourned at 5:30 PM.

Stephen F Watts
Building Official

OSKALOOSA PLANNING AND ZONING COMMISSION

September 14, 2009

MINUTES

The meeting of the Planning and Zoning Commission was called to order at 4:30 p.m. on Monday, September 14, 2009 in the City Council Chambers, City Hall.

Members Present: Brian Booy, Joseph Caligiuri, Delbert Brackney
Jim Dickinson, Nick Messamer & Michelle Purdum

Members Absent: None

Staff Present: Steve Watts, Michael Schrock

Commissioner Dickinson moved to approve the minutes for the August 10, 2009 meeting. The motion was seconded by commissioner Purdum, and unanimously approved.

Miscellaneous Business: None
Citizens to be heard: None

Preliminary Plats: None

Final Plats: None

Street & Alley Vacations: None

Ordinances: None

Request for Rezoning: None

7. Site Plans: First Christian Reformed Church owner of property located at 815 North 11th St. comprised of Lots F, M & K of the SE NW Addition

- A. First Christian Reformed Church has submitted a site plan for addition of church (6400 sq. feet) & hard surface of (9250 sq. feet) which will increase their parking from 145 to 165, The Church has a capacity of 550 which requires 1 space for every 4 capacity equaling to 138 spaces. With 5 required handicap parking stalls.

Motion made by Dickinson to approve site plan with amendment to site plan to include showing all of sewer placement, dumpster site and screening, legal description, point of compass and sidewalk to be added at later date.

Seconded by Brackney, all approved

B. Kids Corner Child Care Inc. of 2303 8th Ave E. University Park, Iowa
Part owner of lot 2 of the Vanderwilt Subdivision, City of Oskaloosa,
Mahaska County, Iowa.

Kids Corner Child Care Inc. has submitted a site plan for a new Early
Childhood Education Center consisting of a 30,000 sq. foot building
and 74,413 sq. feet of parking.

Motion Made by Purdum to approve site plan with amendment of proof
of ownership of entire property, placement of grease interceptor,
placement of stop sign on south exit, do not enter sign on south exit and
a conditional use permit issued by the Board of Adjustment.

Seconded by Messamer,

Booy: Yes Purdum: Yes Brackney: Yes Messamer: Yes Dickinson:
No

Approved

Pubic Hearing: None

Adjournment: Motion made by Purdum, seconded by Messamer, all approved.
There being no further items for consideration, the meeting adjourned at 5:30 PM.

Stephen F Watts
Building Official

OSKALOOSA PLANNING AND ZONING COMMISSION

August 10, 2009

MINUTES

The meeting of the Planning and Zoning Commission was called to order at 4:30 p.m. on Monday, August 10, 2009 in the City Council Chambers, City Hall.

Members Present: Brian Booy, Joseph Caligiuri,
Jim Dickinson & Nick Messamer Michelle Purdum

Members Absent: Delbert Brackney

Staff Present: Steve Watts

Commissioner Dickinson moved to approve the minutes for the July 13, meeting. The motion was seconded by commissioner Booy, and unanimously approved.

Miscellaneous Business: None
Citizens to be heard: None

Preliminary Plats: None

Final Plats: None

Street & Alley Vacations: None

Ordinances: None

Request for Rezoning: None

8. Site Plans: : First Christian Reformed Church owner of property located at 815 North 11th St. comprised of Lots F, M & K of the SE NW Addition

- B. First Christian Reformed Church has submitted a site plan for addition of church (6400 SF) & hard surface of (9250 SF) which will increase their parking from 157 to 192, required is 123 stalls.

Motion was made by Dickinson to defer to next meeting until site plans Can be corrected to meet site plan requirements, seconded by Messamer, motion carried.

Pubic Hearing: None

Adjournment: Motion Made by Purdum Seconded by Booy, All Approved
There being no further items for consideration, the meeting adjourned at 6:04 PM.

Stephen F Watts
Building Official

OSKALOOSA PLANNING AND ZONING COMMISSION

July 13, 2009

MINUTES

The meeting of the Planning and Zoning Commission was called to order at 4:31 p.m. on Monday, July 13, 2009 in the City Council Chambers, City Hall.

Members Present: Brian Booy, Delbert Brackney, Joseph Caligiuri, Jim Dickinson & Nick Messamer

Members Absent: Michelle Purdum

Staff Present: Steve Watts

Commissioner Messamer moved to approve the minutes for the June 8th, meeting. The motion was seconded by commissioner Dickinson, and unanimously approved.

Miscellaneous Business: None

Citizens to be heard: None

Preliminary Plats: None

Final Plats: None

Street & Alley Vacations:

A: Request from Kayla Tromp of 204 K Ave E. to vacate NS alley located East of her property, this alley is grass covered and is no longer used for traffic.

Information: all utilities were notified, all were ok .

Adjacent property owners were notified: Jerry & Linda Hoover of 1113 North 2nd St. are interested in buying their portion of the Alley.

Messamer made a motion to sell this portion of the alley, 2nd by Dickinson Unanimously approved.

Ordinances: None

Request for Rezoning: None

Site Plans:

Pubic Hearing: None

Adjournment: Motion Made by Brackney Seconded by Booy, All Approved
There being no further items for consideration, the meeting adjourned at 5:51 PM.

Stephen F Watts
Building Official

OSKALOOSA PLANNING AND ZONING COMMISSION

June 8, 2009

MINUTES

The meeting of the Planning and Zoning Commission was called to order at 4:31 p.m. on Monday, June 8, 2009 in the City Council Chambers, City Hall.

Members Present: Brian Booy, Delbert Brackney, Joseph Caligiuri, Sandy Boender, Jim Dickinson, Michelle Purdum & Nick Messamer

Members Absent: Jim Dickinson

Staff Present: Steve Watts

Commissioner Boender moved to approve the minutes for the May 11, meeting. The motion was seconded by commissioner Brackney, and unanimously approved.

Miscellaneous Business: None

Citizens to be heard: None

Preliminary Plats: None

Final Plats: Oskaloosa Community School District Has filed a final Plat for a three lot subdivision located on south 9th St. described as Webster's Subdivision Block 4, Block 5 and Outlot C of Knight's Subdivision, City of Oskaloosa, Mahaska County, Iowa

Motion was made by Commissioner Booy to refuse the final plat because it does not show the sidewalk or sewer. Seconded by commissioner Brackney. All voted yes.

Street & Alley Vacations: None

Ordinances: None

Request for Rezoning: None

Site Plans:

Public Hearing: None

Adjournment: Motion Made by Brackney Seconded by Boender, All Approved
There being no further items for consideration, the meeting adjourned at 5:54 PM.

Stephen F Watts
Building Official

OSKALOOSA PLANNING AND ZONING COMMISSION

May 11, 2009

MINUTES

The meeting of the Planning and Zoning Commission was called to order at 4:31 p.m. on Monday, May 11, 2009 in the City Council Chambers, City Hall.

Members Present: Brian Booy, Delbert Brackney, Joseph Caligiuri, Sandy Boender, Jim Dickinson, Michelle Purdum & Nick Messamer

Members Absent: None

Staff Present: Steve Watts

Commissioner Boender moved to approve the minutes for the April 13, meeting. The motion was seconded by commissioner Brackney, and unanimously approved.

Miscellaneous Business: None

Citizens to be heard: None

Preliminary Plats:

- A. Becky S. Anderson of 2010 Suffolk Rd. Oskaloosa, Ia. 52577 has submitted a preliminary plat for a 23.47 acre, 5 lot subdivision, it is located in the county within the two mile radius of the city limits,

Motion was made by Dickinson to approve the subdivision with the stipulation that the developer puts in a new 4+water Main, a percolation test done in accordance with the State Board of Health and approval of the subdivision by the county.

Seconded by Messamer, all approved.

Street & Alley Vacations: None

Ordinances: None

Request for Rezoning: None

Site Plans:

- A. The First Church of the Nazarene has submitted a site plan for a 53,816 Sq. ft. Worship Center to be located at the SE corner of the intersection of Hwy 92 and Gateway Dr.

Motion was made by Brackney to approve site plan with attachment to widen the inter driveway from 24ft to 36ft and a light be installed to illuminate the

intersection of the driveway & Gateway Dr., .installation of sidewalk was to be differed at this time with church responsible for any future public Sidewalk and storm water detention if timber is ever removed.

Seconded by Dickinson

Vote as follows: Beonder-no, Brackney-yes, Purdum-yes, Dickinson-yes, Messamer-yes, with Booy abstaining

- B. Mahaska Health Partnership of 1229 C Ave E has submitted a site plan For a 15,809 Sq ft. Hospice Serenity House to be built on North 12th St. Behind the hospital.

There was a concern of storm water run off & lack of detention basin on property.

Motion was made by Brackney to approve site plan as is.

Seconded by Boender

Vote was 4-2 to approve with results: Boender-yes, Booy-yes, Brackney-yes, Purdum-yes, Dickinson-no, Messamer-no

Pubic Hearing: None

Adjournment: Motion Made by Brackney Seconded by Boender, All Approved
There being no further items for consideration, the meeting adjourned at 5:54 PM.

Stephen F Watts
Building Official

OSKALOOSA PLANNING AND ZONING COMMISSION

April 13, 2009

MINUTES

The meeting of the Planning and Zoning Commission was called to order at 4:31 p.m. on Monday, April 13, 2009 in the City Council Chambers, City Hall.

Members Present: Brian Booy, Delbert Brackney, Joseph Caligiuri, Sandy Boender, Jim Dickinson & Michelle Purdum

Members Absent: Nick Messamer

Staff Present: Steve Watts

Commissioner Caligiuri moved to approve the minutes for the December 8, 2008 meeting.

The motion was seconded by commissioner Boender, and unanimously approved.

Miscellaneous Business: Welcome of Michelle Purdum to the Commission.

Citizens to be heard: None

Preliminary Plats: None

Street & Alley Vacations: Request from G & B Partnership (Brian Booy) to vacate NS Alley east of 1303 & 1305 Mabel St. Mr. Booy bought this Property which consist of 2 lots running north & south and And would like to buy his portion of the alley to widen the Lot sizes.

Motion Made by Brackney to approve the sale of alley, Seconded by Purdum All approved with Booy sustaining.

Ordinances: None

Request for Rezoning: None

Site Plans: none

Pubic Hearing: None

Adjournment: Motion Made by Brackney Seconded by Boender, All Approved There being no further items for consideration, the meeting adjourned at 4:44 PM.

Stephen F Watts
Building Official

OSKALOOSA PLANNING AND ZONING COMMISSION

November 10, 2008

MINUTES

The meeting of the Planning and Zoning Commission was called to order at 4:31 p.m. on Monday, November 10, 2008 in the City Council Chambers, City Hall.

Members Present: Brian Booy, Delbert Brackney, Joseph Caligiuri, Nick Messamer & Sandy Boender, Jim Dickinson

Members Absent: None

Staff Present: Steve Watts

Commissioner Caligiuri moved to approve the minutes for the Oct 13, 2008 meeting. The motion was seconded by commissioner Boender, and unanimously approved.

Miscellaneous Business: Appointment of new chairman as Dave Warwick stepped down from his position on the board. Joseph Caligiuri was appointed Chairman, Jim Dickinson Cochairman.

Citizens to be heard: None

Preliminary Plats: None

Street & Alley Vacations: Request from City of Oskaloosa to Vacate N-S Alley & E-W Alley at Oskaloosa Public Library. Motion made by Boender to approve, 2nded by Messamer. All approved.

Ordinances: None

Request for Rezoning: Request by Agency of Aging to rezone 301 North C St. from R-2 to UC. Brackney Abstained As he is on Board for Agency for Aging. Caligiuri made a motion to Approve, Seconded by Dickinson, All Approved.

Site Plans: Steven Walters Site plan for a Warehouse & hard surface area Addition to be built at 1906 17th Ave E. Brackney Made motion to approve, seconded By Caligiuri, All Approved

Pubic Hearing: None

Adjournment: Motion Made by Brackney Seconded by Boender, All Approved There being no further items for consideration, the meeting adjourned at 5:03 PM.

Stephen F Watts
Building Official

OSKALOOSA PLANNING AND ZONING COMMISSION

October 13, 2008

MINUTES

Acting Chairman Warwick called this meeting of the Planning and Zoning Commission to order at 4:31 p.m. on Monday, July 9, 2007 in the City Council Chambers, City Hall.

Members Present: Dave Warwick, Delbert Brackney, Joseph Caligiuri, Nick Messamer & Sandy Boender

Members Absent: Brian Booy, Jim Dickinson

Staff Present: Steve Watts

Commissioner Caligiuri moved to approve the minutes for the July 9, 2008 meeting. The motion was seconded by commissioner Boender, and unanimously approved.

The first agenda item was the Alley vacate for Steve & Crystal Phillips of 801 South 9th St. Mr. Phillip was present and stated he and his wife would like to buy their portion of the north-south alley adjacent to their property to build a two (2) car garage. Commissioner Brackney was concerned as it was reported that their were two (2) water services running south down the alley, also power lines in the alley. Commissioner Caligiuri was concerned as to an objection from Gary Spoelstra of 840 8th Ave E to vacate the alley. Mr. Phillips then explained he did not want to build on the alley just closer to the lot line of alley. Commissioner Warwick suggested he take it to the Board of Adjustments for a Variance instead. Motion was made by Messamer to table this request until a later date, 2nd by Caligiuri and passed unanimously.

Miscellaneous Business:

Chair Warrwick expressed his condolences on behalf of the board to Commissioner Brackney on the death of his wife.

There being no further items for consideration, the meeting adjourned at 4:53 PM.

Stephen F Watts
Building Official

OSKALOOSA PLANNING AND ZONING COMMISSION

JULY 14, 2008

MINUTES

Acting Chairman Warwick called this meeting of the Planning and Zoning Commission to order at 4:30 p.m. on Monday, July 9, 2007 in the City Council Chambers, City Hall.

Members Present: Dave Warwick, Brian Booy, Delbert Brackney, Joseph Caligiuri, Jim Dickinson, Nick Messamer & Sandy Boender

Members Absent:

Staff Present: Liz Finarty

The minutes for the June 9, 2008 meeting were approved as written.

The first agenda item was the preliminary plat for the Van Waardhuizen Subdivision. There was question from the commission concerning the narrow width of the private road and the lack of sidewalks. The City does not have requirements for private roads. There was also question of the use and access to Lot 1. A duplex on Lot 1 would have to meet the lot size requirement and access would be from South 11 St. A motion was made by Caligiuri and seconded by Boender to approve the site plan. The motion passed with Brackney voting against the subdivision.

The next agenda item was a request by the Central Reformed Church of 815 2nd Ave. East to vacate and sell to them a portion of South 8th Street from 2nd Ave. East north to the alley. Tom Werson spoke on behalf of the church stating that the church is growing and they are looking at their options to expand. The Commission was concerned with the lack of timeline for the project and the three utilities would have to be moved. A motion was made by Caligiuri to table the request and ask the church to establish a timeline and investigate the utility relocation. The motion was seconded by Messamer and passed unanimously.

The next agenda item was a request by the Central United Methodist Church of 209 North Market St. to vacate and sell to them the north-south alley between North A St. & North Market St. and A Ave. West & B Ave. West. A motion was made by Caligiuri and seconded by Boender to approve the request to vacate and retaining easements. The motion passed with Dickinson and Messamer abstaining as members of the church

The final agenda item was a site plan submitted by Walter Michael and Kendra Slycord for a car wash. Caligiuri questioned the need for the variance and the flow of traffic was explained by Mike Slycord. The exit onto Hwy 92 was discussed and the commission discussed the placement of exit only signs. Dickinson made a

motion to approve the site plan. The motion was seconded by Caligiuri and passed unanimously.

The UC zoning was discussed with the commission. Staff questioned the auto services use type allowed in UC only by conditional use. The Auto Services use type includes provision such as fuel, repair, car washes, muffler shops, auto repair garages, and body repair. The car wash proposed by Mike Slycord would need a Conditional Use before proceeding. The zoning chapter will be reviewed for discrepancies.

There being no further items for consideration, the meeting adjourned at 5:15 PM.

Liz Finarty, City Engineer