

CITY OF OSKALOOSA
BOARD OF ADJUSTMENT

Meeting Minutes
March 28, 2023

A regular meeting of the Board of Adjustment was called to order at 5:00 P.M. on Tuesday, March 28, 2023 by chair Perry “Tim” Murry at City Hall, 220 South Market Street, Oskaloosa, Iowa.

1. Roll Call

Present: Perry “Tim” Murry, Cody Landgrebe (remotely via Zoom), Royce Spoelstra, Steve Kaisand, Judy Uitermarkt

Absent: none

Staff: Shawn Christ

Others: Matthew Spoelstra

- 2. Approval of Minutes.** It was moved by Spoelstra, seconded by Uitermarkt to approve the January 24, 2023 Board of Adjustment minutes. Motion carried unanimously.

- 3. Citizens to be Heard.** None

4. New Business

- A. Consider a request for a conditional use permit for property located at 1717 3rd Avenue East.

Matthew Spoelstra described his request for a Conditional Use Permit to allow convenience storage on property located at 1717 3rd Avenue East. The property is zoned CC Community Commercial district. “Convenience Storage” land uses are allowed by conditional use permit within the CC district. The property contains a 17,000 SF building previously occupied by Spinnin’ Wheels Skate Center. The proposal is for interior storage only and access to individual units will be primarily from interior hallways. Exact layout is still undetermined. The building will have a firewall or sprinkler system to meet the building code. Units will be heated and cooled, approximately 100 units total, and either 5’x10’ or 8’10’ in size.

Murry asked about access and parking. Spoelstra said they have an easement through the former mall property for access, and own only a small portion of the parking area. Murry asked about partition walls. Spoelstra said units will be 8-feet tall with a net or mesh covering. Murry asked about entry. Spoelstra said the main entrance will be locked and keyed or coded for security.

Staff recommendation is to approve the request subject to applicable regulations stated at OMC Section 17.22.050(G), as follows:

1. Activities within the facility shall be limited to the rental of storage cubicles and the administration and maintenance of the facility.
2. Any new driveways within the facility shall provide a paved surface with a minimum width of twenty-five feet.
3. All storage must be within enclosed buildings and shall not include the storage of hazardous materials.
4. No new storage buildings or entrances may open into required front yards.
5. The facility must maintain the existing landscaped buffer yards adjacent to other property lines.

It was moved by Kaisand, seconded by Uitermarkt, to approve the conditional use permit for Convenience Storage at 1717 3rd Avenue East with the above stipulations. Motion carried with four ayes, no naves, and abstention by Spoelstra due to family relationship.

5. Reports

- A. Review attendance record and policy. The board reviewed the attendance policy which was adopted in 2018. Remote attendance is an option if members are out of town. The board also reviewed their attendance record from the last few years. Kaisand noted a correction to change headings from “Planning and Zoning” to “Board of Adjustment”.
6. **Adjournment.** With no further business it was moved by Uitermarkt, seconded by Kaisand, to adjourn the meeting at 5:13 pm. Motion carried unanimously.

Minutes by Shawn Christ