

CITY OF OSKALOOSA
PLANNING & ZONING COMMISSION

Meeting Minutes
Tuesday, May 2, 2023

A regular meeting of the Planning and Zoning Commission was called to order on Tuesday, May 2, 2023 at 4:30 p.m. by chair R.D. Keep at 220 South Market Street, Oskaloosa, Iowa.

1. Roll Call

Present: R.D Keep, Pamela Blomgren, Brant Champoux, Jeremy Hunolt, Scott Moore
Andrew Gemmell attended remotely via Teams

Absent: Robb Beane

Staff: Shawn Christ, Adam Eklofe

Others: none

2. **Approval of the Minutes.** It was moved by Moore, seconded by Blomgren, to approve the March 7, 2023 meeting minutes. Motion carried unanimously.

3. **Citizens to be Heard.** None.

Christ introduced the city's new building inspector Adam Eklofe.

4. Public Hearings - Ordinances

- A. Consider an ordinance amending Title 17, "Zoning", to change the "Downtown Residential" land use type to "Mixed Use Residential" and allow in all business districts.

The new zoning code under development will include provisions for mixed use buildings in commercial areas outside downtown, but our current zoning code does not. The amendment will modify our zoning code in a manner consistent with the comprehensive plan to accommodate a proposed 3-story building project prior to adoption of the new zoning code.

Keep opened the public hearing. With no one present to speak or comment Keep closed the public hearing. Motion by Blomgren, second by Champoux, to approve the code amendment. Blomgren asked about timing of completion of the new zoning code. Christ said hopefully July or August. Blomgren asked if these changes were anticipated with the new code. Christ said that's correct and will follow its current structure. Moore asked about removal of a provision for apartments to have two means of egress. Christ responded this is determined separately by the building code. Keep asked for clarification on the term "Group Residential". Hunolt asked if there is a specific location that this amendment and development will apply to. Christ responded the development is still confidential but the proposed development is in a business area that's not downtown. The amendment applies to all business districts. Mixed use buildings will not be permitted in a residential area. Gemmell asked if the code amendment will require a rezoning map amendment. Christ replied it will not, that the change will be automatically applied to the business districts. Blomgren asked about the asterisks on the ordinance document. Christ said they were used to abbreviate the lengthy table to show only what is being amended.

Following roll call vote, the motion carried unanimously to recommend approval of the code amendment to the City Council.

5. **Reports**

- Christ said Domino's pulled a building permit last week.
- Keep said their church met with the old post office developer and is waiting on a proposal for improvements to the former alley walkway. It will include lighting, wall painting, and decorative entrances similar to downtown. It will help connect the restaurant to the public parking lot behind Jaarsma bakery. The church will retain ownership.
- Champoux said the developer is installing more windows on the old post office building.
- Keep asked about county improvements to 275th Street and Merino, if that was related to the southeast connector project. Christ said that is a surfacing project and showed the location of the anticipated route on the Beacon map, closer to Fox Run subdivision, and terminating at the industrial park. It will be a two-lane concrete road with gravel shoulders, and is awaiting a decision on the certified site application.
- Hunolt asked about South 11th being closed due to the water main break. Eklofe said the street was undermined and the water department will soon pour new curb and street.
- Champoux asked about the laundromat project. Christ said we're getting close. He received a resident concern about a rear stormwater basin which the owner covered with rock rip rap. Hunolt asked if there is only one additional space on the north side. Christ said it could be one space or divided into two. The street is still closed.

6. **Adjournment.** With no other items for discussion, it was moved by Moore and seconded by Champoux to adjourn. Motion carried unanimously. The meeting adjourned at 4:56 p.m.

Minutes by Shawn Christ