

CITY OF OSKALOOSA
PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
January 8, 2019

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, January 8, 2019, by Chair Wyndell Campbell at 220 South Market Street, Oskaloosa, Iowa.

COMMISSION MEMBERS PRESENT: Robb Beane, Wyndell Campbell, R. D. Keep, Linda Russell and Mike Sereg. COMMISSION MEMBERS ABSENT: Pamela Blomgren and David Kurtz. CITY STAFF PRESENT: Shawn Christ, Akhilesh Pal, Sean Murphy and Marilyn Johannes. OTHERS PRESENT: Jane and James Walker, Darrell Van Kampen, Michael Vos and other members of the public.

Minutes from the December 4, 2018 Planning and Zoning Commission meeting.

It was moved by Russell, seconded by Keep to approve the December 4, 2018 Planning and Zoning Commission minutes. Motion carried unanimously.

Citizens to be Heard

None.

Consider an ordinance amending Oskaloosa Municipal Code Title 17, "ZONING", by adding a new Chapter 17.38 entitled "Building Materials and Design Standards. (PUBLIC HEARING)

Campbell opened the public hearing. There were no oral or written comments received. Campbell closed the public hearing.

Christ commented that he would like to revise the wording in Section 17.38.020 subsection A of the ordinance to read as follows: "Applicable land use types. All land use types except residential containing less than three dwelling units and located within an applicable zoning district."

Campbell asked for discussion from commission members and Russell said she agreed with everything but the section regarding colors. Russell wants more flexibility, does not want to drive through town and see everything brown. Campbell mentioned can go to the variance board if want an exception. Russell did not like the idea of building owner having to go one more step. Sereg said he leaned toward what Russell is trying to say. Do not want to limit.

Christ commented the ordinance follows what is found in most communities. Sereg asked for direction from Christ. Campbell said in day to day operations of staff the wording should be more black and white and asked if want to pull the section out.

Russell said she agreed with muted tones except removal of pink and lavender tones. Campbell asked if want to remove pink and lavender tones portion of sentence, ok with that, and asked if want to make a motion to end the last sentence in Section 17.38.050 with the word "allowable."

It was moved by Russell, seconded by Sereg to approve the ordinance amending Title 17 of the Oskaloosa Municipal Code to add a new Chapter 17.38 – "BUILDING MATERIALS AND DESIGN STANDARDS" as written with Christ's earlier revision and ending Section 17.38.050 with the word "allowable" in the last sentence.

Beane suggested that pink and lavender be added to B. Christ said he preferred that C be added to include pink and lavender instead of adding it to B. Russell and Sereg agreed to amend their motion and second to add C to Section 17.38.050 to include pink and lavender. Campbell asked for a roll call vote on the amended motion and the vote was: YES – Beane, Campbell, Keep, Russell and Sereg. NAYS – None. Motion carried.

Consider a request to authorize the vacation and sale of the 133 foot by 16.5 foot section of the north-south alley adjacent to 301 North L Street and 307 North L Street.

Staff received alley vacate requests from James and Jane Walker for the north-south alley adjacent to their property at 301 North L Street, and from Darrell Van Kampen for the north-south alley adjacent to his property at 307 North L Street. This alley is located in a General Commercial (GC) zoning district.

Pal mentioned there were utilities in the alley that would require an easement and the property owner at 321 North L opposed the rezoning indicating if a section of the alley is vacated and sold it would restrict access to his garage door and due to the length of his trailer it would make it difficult to get his trailer in and out of his property.

Campbell asked for comments from the audience. James Walker, 301 North L, Darrell Van Kampen, 307 North L, and Michael Vos, 317 North L, commented.

Murphy mentioned the owner of the property at 315 North L has applied to purchase the portion of the alley adjacent to his property and the matter will be on the next Planning and Zoning Commission agenda.

Campbell asked for a motion. It was moved by Russell, seconded by Keep to approve the vacation and sale of the 133' by 16.5' section of the north-south alley adjacent to 301 North L Street and 307 North L Street with retention of a permanent easement for utility access.

Keep said he looked at the alley and he said he understands the concern of the property owner at 321 North L, but may not be enough to deny the sale. Russell asked if able to back onto C Avenue. Pal said if cars are parked on C Avenue could restrict ability to back onto C Avenue.

Campbell called for a roll call vote on the motion to approve the vacation and sale with retention of a permanent easement for utility access and the vote was: YES – Beane, Campbell, Keep, Russell and Sereg. NAYS – None. Motion carried.

The commission briefly discussed the information item dealing with extraterritorial zoning. Christ explained that Mahaska County is not zoned and the city has the ability to enact zoning within two miles of the city limits. Christ said would need to amend the zoning maps and he recommends updating the comprehensive plan which is 19 years old now. Christ said the change would require that two members be added to the Planning and Zoning Commission and the Board of Adjustment to represent Mahaska County.

Christ announced that David Kurtz has resigned from the Planning and Zoning Commission because he is moving out of the area.

The meeting adjourned at 5:23 p.m.

Minutes by Marilyn Johannes