

CITY OF OSKALOOSA
PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
February 2, 2021

A regularly scheduled meeting of the Planning and Zoning (P&Z) Commission for the City of Oskaloosa was called to order at 4:32 p.m. on Tuesday, February 2, 2021, by Vice Chair R.D. Keep. The commission meet via electronic meeting to restrict physical access in accordance with the March 2020 Iowa Public Health Emergency Proclamation signed by Governor Kim Reynolds.

COMMISSION MEMBERS PRESENT: Wyndell Campbell, Robb Beane, Pam Blomgren, R.D. Keep, Scott Moore, Linda Russell, & Mike Sereg.

COMMISSION MEMBERS ABSENT: None

CITY STAFF PRESENT: Shawn Christ & Morgan DeBruin

OTHERS PRESENT: Chris Stepp, Joel Jackson, & Todd Roach.

Approval of the January 5, 2021 minutes

It was moved by Blomgren, seconded by Sereg to approve the January 5, 2021 Planning and Zoning Commission minutes. All Ayes, motion carried unanimously.

Citizens to be Heard.

None

Public Hearings:

Consider an application for a rezoning of property located at 1408 B Avenue East from R-1 Single Family Residential district to R-3 Multiple-family residential district. (Public Hearing)

It was moved by Sereg, seconded by Blomgren to move forward with the public hearing. All ayes, motion carried unanimously. Chris Roach reached out to Shawn Christ regarding wanting to purchase the property. There is an existing home on the property that is in poor condition. Roach owns the apartment building next door to this property. His desire is to purchase the property, demolish the home, & add parking spaces for his apartment building. The current property is zoned as single family and the apartment building is zoned multi-family; they would need the same multi-family zoning in order to expand that parking lot. Christ stated the application is consistent with the comprehensive plan. Roach stated that it would be a win-win to get rid of a poor conditioned home & add some parking spaces for the apartment building to get more cars off the streets. It was moved by Blomgren, seconded by Russell to approve the rezoning. Regarding parking, their plan is to pave the lot, either with concrete or asphalt. All ayes, motion carried unanimously.

Site Plans:

Consider a site plan application for a restaurant with drive-thru at 703 A Ave West.

The current McDonalds was built in 1979, the parking lot was repaved in 1998. Every once in a while, McDonalds renovates their stores. The store will be about 1,000 square feet smaller than

it currently is. It has been designed to meet our zoning requirements. They plan to replace both front and back sidewalks, street trees, and landscaping throughout. The staff feels the proposal meets all requirements and is recommending approval. They will be having a roll forward system, to where if you must wait longer to get your food, rather than pull into a parking lot to wait you will roll forward into the front of the building. This will avoid having to back up into traffic to exit to avoid any hazard. The new layout will give McDonalds a third drive thru window, which allows cars to pull forward and still be connected to the building. There will be a vestibule on the south-west corner for customers to enter as well as a side entry vestibule which is straight across from the handicap parking stalls. Pending approval, the target for remodeling, is last day of sale on March 14, 2021, close the restaurant on March 15, 2021, which would start their process of vacating, demo, & ground break. March 29th, 2021 would be the official new construction date if all goes as planned. Their goal is to be finished and open back up by the end of June 2021. It was moved by Sereg, seconded by Blomgren to approve the site plan. All Ayes, motion carried unanimously.

Street & Alley Vacations:

Consider a request to authorize the vacation and sale of the 50 foot by 16.5-foot section of the north-south alley 809 South C Street.

The application came through from the owners of 809 South C Street and they recently purchased the former city owned property at 824 South D Street. The property at 824 South D Street has a vacant home on it currently, but they plan to demolish it. With purchasing the alley, they hope to combine all three properties. They would like to build a garage on 824 South D and continue to use the alley as access. As with any vacate request, the city sent out notices to the adjoining property owners and received no responses. It was moved by Campbell, seconded by Blomgren to approve the alley vacate. There is a sanitary sewer main in the alley, which would mean they would not be able to build directly over top of the sewer. Roll was called: AYES: Campbell, Beane, Blomgren, Keep, Moore, & Russell. NAYS: Sereg

Consider a request to authorize the vacation and sale of the 126 foot by 16.5-foot section of the north-south alley 207 Rock Island Avenue.

The owner of 207 Rock Island Avenue is requesting to purchase the alley adjacent to their property. They would like to purchase the alley because it is near their property and is concerned of vehicles hitting the house. Campbell made a motion, seconded by Blomgren to approve the alley vacate. All ayes, motion carried unanimously.

Ordinances:

Consider a proposed name for a new street.

This proposed new street name is for the new YMCA. The conventional street name would be P Avenue West. However, the Mahaska Community Recreation Foundation (MCRF) has recommended "Partnership Avenue" to recognize the entities who have partnered together to establish the new facility. It was moved by Blomgren, seconded by Russell to approve the proposed name of "Partnership Avenue." All ayes, motion carried unanimously.

Miscellaneous Business:

None

With no other items for discussion, it was moved by Sereg, seconded by Russell to adjourn at 5:14 p.m.

Minutes by Morgan DeBruin