

Minutes
Regular Session
Planning and Zoning Commission
Tuesday, February 4, 2020
City Council Chambers
220 South Market Street
4:30 p.m.

A regularly-scheduled meeting of the Planning and Zoning Commission for the City of Oskaloosa was called to order at 4:30 p.m. by Vice Chair Keep with the following members answering roll call: Commission Members Rob Beane, Pam Blomgren, Scott Moore, Mike Sereg. Absent: Chair Wyndell Campbell. City Staff in attendance: Shawn Christ, Stephanie Faulkes.

Approval of Minutes

A motion was made by Moore, seconded by Sereg to approve the January 7, 2020 Planning and Zoning Commission minutes with an amendment adding the vote for the motion for Selection of Officers for 2020; the vote to reappoint Campbell as Chair and Keep as Vice Chair was unanimous. All AYES, motion carries.

Citizens to be Heard

None

Public Hearings

Request for Rezoning

1. Public hearing and consider application to rezone property located at 2005 Suffolk Road from HC (Highway Commercial District) to RR (Rural Residential District).

Chair Keep opened the public hearing at 4:33p.m. Comments were received from the following members of the public:

- **Joe Warrick, 1997/1998 Suffolk Road**
Warrick indicated that his property joins the above property, and shared his thoughts regarding development of the area. He stated he feels there should be no more construction of homes, that the area stays as it currently is as an area for commercial development.
- **Lisa Tucker, 392 Keomah Village**
Tucker indicated she is employed by Hawkeye Real Estate, the listing agency for the above property. She provided background regarding the property, possible financing/refinancing concerns for future buyers, and insight into and copies of the original certificate of occupancy issued by the City in 2009. Ms. Tucker requested that the commission address the zoning so the property may be continued to be used as it currently is, an acreage.
- **Dena VanEngelenhoven, 2726 Highway 63**
VanEngelenhoven explained that she is the estate holder of the above property since her son's death. She provided information regarding the construction of the home, noting that it is handicapped accessible, has an elevator, and rural sewer and water hookups.
- **Eric Dursky, 392 Keomah Village**
Dursky provided information regarding possible sewer and water expenses associated with changes to the area and the sale of the above property. He mentioned DOT funding for sewer, City by-laws, and per acre expenses to hook to City sewer if the City forced the owners to do so.

With no one else to speak, Chair Keep closed the public hearing at 4:49 p.m.

The commission discussed the rezoning request; zoning concerns versus issues to be addressed by different entities or departments; the zoning assigned to the property in 2009; the City's Comprehensive Plan in regards to zoning and non-conformity/grandfather clauses; and future development of the Gateway commercial district and areas west.

The commission determined that the home may still be used and sold as a single-family home and that there are tools for non-conforming lots to assist the current seller and future buyers of this property.

A motion was made by Blomgren, seconded by Sereg to recommend City Council deny the request to rezone the property located at 2005 Suffolk Road from HC (Highway Commercial District) to RR (Rural Residential District).

Roll was called: AYES: Beane, Blomgren, Moore, Sereg. NAYS: Keep. Motion carries.

Miscellaneous Business

Christ provided information on the following items per the request of the commission at the December 3, 2019 meeting:

- a) Residential fence standards: Consistent with other communities; recommendation is no changes at this time.
- b) Administrative variance procedure: More review of other cities and additional direction from legal to be sought; possible small adjustments to code language although may be limited based on State of Iowa requirements.
- c) Accessory structure height: Other nearby communities have increased height allowances; recommendation is to increase maximum height to 15 feet.
- d) Animals: Revise language per legal counsel to include "keeping" of animals.

Commission indicated general consensus to proceed.

Adjournment

With no other items for discussion meeting adjourned at 5:18 p.m.

Minutes by Faulkes