

Minutes
Regular Session
Planning and Zoning Commission
Tuesday, June 2, 2020
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 on Tuesday, June 2, 2020, at 4:35 p.m. by Chair Wyndell Campbell. The commission met via electronic meeting to restrict physical access in accordance with the March 2020 Iowa Public Health Emergency Proclamation signed by Governor Kim Reynolds

1. Roll Call

Members Present: Wyndell Campbell, Rob Beane, Pam Blomgren, R.D. Keep, Mike Sereg

Members Absent: Scott Moore

City Staff Present: Shawn Christ, Stephanie Faulkes

Others Present: Sondra Prochaska, Lynnette Lindgren, Philip Smethers

2. Approval of Minutes

A motion was made by Keep, seconded by Blomgren to approve the May 5, 2020, Planning and Zoning Commission minutes. All AYES, motion carries.

3. Citizens to be Heard

None

4. Street and Alley Vacations

A. Consider a request on vacation and sale of a 70 foot by 16.5-foot section of the east-west alley adjacent to 407 North 7th Street

The owner of 407 North 7th Street, Travis Buban, would like to purchase the above described land and perform improvements. Mr. Buban requested that the City waive the city's normal requirements of allowing the other adjacent property owners to purchase their adjacent portions of the alley. A survey of four property owners and utilities was conducted. Two owners responded, one objecting and one not. Due to underground cable in the alley, a permanent easement would be required for utility access.

City Code requires this request be referred to the Planning and Zoning Commission and provide a recommendation to the City Council responding to this request in preparation of a public hearing scheduled for June 15, 2020.

Discussion: Representatives from Crisis Intervention expressed their opposition to the sale of the alley as proposed, as well as their interest in first option to purchase. The representatives shared their concerns as to the alley becoming private property, what the rules would be, access, and security.

The committee expressed no problems with vacating alleys in general, although consensus was that Mr. Buban's request was unusual based on his residence location in relationship to the alley and also the request to waive the rights of the other property owners.

A motion was made by Blomgren, seconded by Keep to recommend that the City Council reject Mr. Buban's request to vacate and sell a 70 foot by 16.5-foot section of the east-west alley adjacent to 407 North 7th Street. All AYES, motion carries.

5. Ordinances

A. Public Hearings

1. Consider an ordinance amending sections 17.22.020 and 17.24.030 relating to supplemental use regulations for agricultural uses and accessory structure height. (Public Hearing)

Staff recommends that the language in section 17.22.020(B)(2) regarding maintaining up to three hooved type animals in a RR zoned district be changed from "maintain" to "keep" per the advice of the city attorney. Staff also proposes allowing an increase in accessory structure height in section 17.24.030(6)(e)(g) from 12 feet to 15 feet.

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

A motion was made by Blomgren, seconded by Beane to approve an ordinance amending section 17.22.020 language from "maintain" to "keep" and an ordinance amending section 17.24.030 accessory structure height from 12 feet to 15 feet. All AYES, motion carries.

2. Consider an ordinance amending section 17.24.035 to create additional minimum lot width adjustments for single-family dwellings. (Public Hearing)

Staff is recommending an amendment to the ordinance to allow additional minimum lot width adjustments for single-family dwellings. This amendment would allow a single-family dwelling to be built on a lot no less than 50' foot in width. Additionally, the lot would not need to meet the minimum lot area, however, would still need to conform to setback requirements in chapter 17.24.020 (Exceptions for existing single-family dwellings) if setbacks cannot conform to the requirements of chapter 17.08 (Zoning District Regulations).

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

A motion was made by Keep, seconded by Blomgren to approve an ordinance amending section 17.24.035 to create additional minimum lot width adjustments for single-family dwellings. All AYES, motion carries.

Miscellaneous Business

None

Adjournment

With no other items for discussion meeting adjourned at 5:09 p.m.

Minutes by Faulkes