

Minutes  
Regular Session  
Planning and Zoning Commission  
Tuesday, July 7, 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, July 7, 2020, at 4:30 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, Scott Moore

Members Absent: Mike Sereg

City Staff Present: Shawn Christ, Stephanie Faulkes

Others Present: None

**2. Approval of Minutes**

A motion was made by Blomgren, seconded by Keep to approve the June 2, 2020, Planning and Zoning Commission minutes. All Ayes, motion carried.

**3. Citizens to be Heard**

None

**4. Street and Alley Vacations**

A. Consider a request on vacation and sale of a 176 foot to 178 foot by 16.5-foot section of the north-south alley adjacent to 931 South D Street

The owner of 931 South D Street, Andrew Frye, would like to purchase as he is caring for the alley and would like to construct a garage addition. The alley is located in a Residential (R-2) zoning district. A public hearing date is scheduled for July 20, 2020.

City staff conducted a survey of property owners with direct access to the alley and utility companies. Of the two (2) property owners who were surveyed, only one (1) response was received which objected to the alley being vacated, stating that they have been maintaining the alley as a part of their property for the last seven (7) years. The opposed property owner also indicated that if this section of alley is vacated, they would like to purchase their portion of the alley at a cost of \$1, as the city had previously sold the alley on the west side of the property to them at that cost by resolution on July 18, 2016. The utility companies indicated that are underground electrical connections in the area, so a permanent easement will be required for utility access if the alley is vacated.

Discussion: Chair Campbell provided an overview of the request, current City policy, and the opposed property owner's concerns. Committee discussed other property owners' possible interest, utility easements, pricing given in 2016 versus current policy.

A motion was made by Blomgren, seconded by Keep to recommend that the City Council approve the request to vacate and sell the above described alley. All Ayes, motion carried.

- B. Consider a request on vacation and sale of the 20 foot by 60-foot section of the north-south alley adjacent to 504 A Avenue West

Timothy Galeazzi has submitted an alley vacate request for the alley adjacent to the property at 504 A Avenue West. Mr. Galeazzi made an offer in to the current owner of 504 A Avenue West to purchase the property contingent upon the results of the alley vacate request. Mr. Galeazzi would like to purchase the land because his development plans for the property require additional space. This subject alley is located in the Urban Corridor (UC) zoning district. A public hearing date is set for July 20, 2020.

City staff conducted a survey of property owners with direct access to the alley and utility companies. Of the four (4) property owners who were surveyed, only one (1) response was received indicating that they object to the alley being vacated, stating that the alley is used a lot to access the nearby properties. The opposed property owner also indicated that if this section of alley is vacated, they would like to purchase the section of alley to the south of the subject alley. The utility companies indicated there are water service connections in the area, so a permanent easement will be required for utility access if the alley is vacated

Discussion: Committee discussed request, opposed property owner's concerns, access points, traffic flow.

A motion was made by Blomgren, seconded by Beane to recommend that the City Council approve the request to vacate and sell the above described alley. All Ayes, motion carried.

### **Miscellaneous Business**

Christ provided an update on the downtown façade project. Phase II was anticipated to be complete by June 30, although some delays have pushed that date to the end of July. A request will go to City Council to apply for the next grant cycle for Phase III which will encompass six (6) buildings and 10 facades. If awarded, construction will begin next year on Phase III and, with all the phases, a \$3,000,000 investment in downtown Oskaloosa. Christ shared that the Fairfield Inn is slated to have occupancy by mid-July; progress is behind schedule due to interior work and the impact of COVID-19. Lastly, Chair Campbell shared that another new home has been sold in the Marje addition.

### **Adjournment**

With no other items for discussion meeting adjourned at 4:55 p.m.

Minutes by Faulkes