

CITY OF OSKALOOSA
BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES
August 28, 2018

A regularly-scheduled meeting of the Board of Adjustment for the City of Oskaloosa was called to order at 5:00 pm on Tuesday, August 28 2018 by Vice Chairperson Wyndell Campbell at the City Hall Council Chambers 220 South Market Street, Oskaloosa, Iowa.

COMMISSION MEMBERS PRESENT: Wyndell Campbell, Scott Moore and Cody Landgrebe.

CITY STAFF PRESENT: Mike Flahive, Andrew Jensen and Becki Gatton.

OTHERS PRESENT: Dwain Miller, Jim Walker and John Daily.

Minutes from the June 28, 2018 Board of Adjustment meeting.

It was moved by Moore, second by Landgrebe to approve the June 28, 2018 Board of Adjustment Commission minutes. Motion carried unanimously.

Citizens to be heard

None.

Consider a request for a conditional use permit application for the property located at 1315 B Ave West.

Campbell opened up the meeting by discussing the development of the multi-family apartment complex that will be located at 1315 B Ave West. Campbell stated that the site plan had been approved by Planning & Zoning and City Council. Flahive stated that multi-family housing is permitted in a General Commercial zoning district with a conditional use permit.

Moore asked about the additional traffic that would be present on B Ave West due to the construction of the multi-family housing. Jensen stated that the city would be reconstructing the street with new pavement, curb and gutter to handle the load of the traffic. Jim Walker, a property owner in this area, discussed his concerns with a single entry and exit to and from the new apartments. Jensen stated that the site plan was reviewed by engineering and meets all the traffic and safety engineering requirements.

After further discussion, Campbell called for a motion. On motion by Moore, second by Landgrebe, the Board of Adjustment approved the conditional use permit request as presented. Vote: Yes: Campbell, Moore and Landgrebe. No: None; Abstain: None; Motion passed unanimously.

Consider a request for a variance to waive the public sidewalk installation requirement for the property located at 1405 Edmundson Drive.

Flahive stated that per code, public sidewalks are required for all new developments in all zoning districts, but that there are currently no other connecting sidewalks to this property. The property owner, Dwain Miller, stated that there are no other sidewalks along the West side of Edmundson, therefore, felt a new sidewalk installation at his property was not necessary.

Campbell asked about the sidewalk connectivity plan for the City of Oskaloosa in regards to this area of town. Jensen stated that, from staff's perspective, adding sidewalk connectivity to the west side of Edmundson Drive is not a priority of the connectivity at this time; however, if a sidewalk is constructed

at 1405 Edmundson Drive, staff would put together a plan to connect the sidewalk to existing sidewalk on 15th Avenue West. Campbell stated that there is a sidewalk on the East side of Edmundson directly East of this property for the use of the public.

With no additional comments or concerns, Campbell called for a motion. On a motion by Moore, second by Landgrebe, the Board of Adjustment approved the variance request as presented. Vote: Yes: Campbell, Moore and Landgrebe. No: None; Abstain: None; Motion passed unanimously.

Consider a variance request for the property located at Gateway Drive and Highway 92 West to allow the building of a commercial structure 8'1/2" above the code height requirement.

John Daily, the General Contractor with Swift Hospitality, discussed the development of the new hotel and why the request was made for the variance. Daily stated that in order to bring the new development to Oskaloosa, the hotel chain had a requirement of four stories. Daily stated that the only portion of the building that will exceed the height requirement will be parapets located on the top, center portion of the building. Daily went on to explain that the parapets are more for aesthetics and will obscure the mechanical equipment located on the roof.

Campbell asked if the height of the new hotel would inhibit any future development of other businesses in this area. Daily stated that the construction of the hotel would be a landmark for this area and would not inhibit, rather, attract the development of future businesses.

With no additional comments or concerns, motion by Landgrebe, second by Moore, the Board of Adjustment approved the variance request as presented. Vote: Yes: Campbell, Moore and Landgrebe. No: None; Abstain: None; Motion passed unanimously.

Miscellaneous Business

Campbell asked if staff could provide an attendance record for the next Board of Adjustment meeting. Flahive stated he would provide that information.

With no further business, Landgrebe made a motion and seconded by Moore to adjourn the meeting at 5:30 PM.

Minutes by: Mike Flahive