

CITY OF OSKALOOSA
BOARD OF ADJUSTMENT
SPECIAL MEETING MINUTES
November 13, 2018

A special meeting of the Board of Adjustment for the City of Oskaloosa was called to order at 5:02 pm on Tuesday, November 13 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, Shawn Christ and Becki Gatton.

OTHERS PRESENT: Bob Drost, Devin Verwes, Bob Nielsen & 2 other members of the public.

Minutes from the September 20, 2018 Board of Adjustment meeting.

It was moved by Moore, seconded by Campbell to approve the September 20, 2018 Board of Adjustment Commission minutes. Motion carried unanimously.

Citizens to be heard

None.

Consider a request for a variance from the allowed minimum buffer yard requirement for the property located at 1111 11th Ave West.

Campbell opened up the meeting by discussing the variance application and asked Mike Flahive if there was anything he would like to make note of. Flahive explained that this was property located at 1107 & 1111 11th Ave West owned by Musco. Musco has recently purchased the property to the west and want to expand their production facility by 50,000 square feet. Doing so would cause them to not meet the buffer requirements when abutting a GI (General Industrial) piece of land to R-2 (Urban Family Residential). Musco is asking to reduce the buffer from 100 feet to 20 feet. Flahive pointed out on the map that there is already part of the existing building that sits within that 100 feet buffer.

Campbell then opened the public hearing for comment. Bob Drost representing Musco, told the commission that while working through designs for the new facility they were made aware of the buffer requirement. He gave some history on the property and explained that if they build their facility to fit within the buffer requirements that would not work very well for them operationally. It would prohibit production flow through the facility and prohibit truck flow through the property. He explained that he had talked with some surrounding property owners and that they had no concerns. He also understands there are screening requirements which they intend to work with the neighbors to find a mutually acceptable solution. Flahive also pointed out that he had sent letters to the surrounding properties owners and received no responses.

Devin Vanwers, the property owner at 1210 9th Ave West then spoke in support of the project. Moore asked Vanwers what he would like to see as screening and he said a fence would be preferable.

After a few questions from the commission for Drost, it was pointed out by Landgrebe the new facility would actually give more space than the existing building does and there is already truck traffic in the neighborhood. Campbell feels that it is still in line with the City's Comprehensive Plan. On a motion by

Landgrebe, second by Moore, the Board of Adjustment approved the variance request as presented. Vote: Yes: Campbell, Landgrebe and Moore. No: None; Abstain: None; Motion passed unanimously.

Miscellaneous Business

None.

With no further business, Campbell made a motion seconded by Landgrebe to adjourn the meeting at 5:20 PM.

Minutes by: Becki Gatton