



Minutes

Planning and Zoning Commission
20 Second Avenue SW, Oelwein
November 21, 2022 - 5:30 PM

Roll Call

Present: Dave Gearhart, Savannah DeJong, Roger Boylen, Carol Tousley, Terry Hull, David Kral

Approve Minutes

1. Consideration of a motion to approve minutes from the August 15, 2022, meeting.
-Motion by Hall, 2nd by Boylen

Variance Requests

1. Consideration of a variance application to authorize truck parking on property zoned R1 Residential Single Family.
-Tabled to next meeting as citizen did not show up. Motion by Gearhart, 2nd by Hull.
2. Consideration of a special exception application for a home occupation of a hair salon.
-Charlotte Scott spoke, presented as a licensed hair stylist. Described concept of opening single chair hair salon in a detached garage. Commission explained a business ran from a R-1 zoned residential location needed to be a part of the primary structure, or an attached garage, and be on the first floor of the building. They recommended finding an existing room in the home to use or potentially remodeling an attached addition to the home then reapply with plans for the remodel or existing room that could be used to consider allowance of business to operate.
-Motion to deny by Dejong, 2nd by Gearhart.
3. Consideration of a special exception application to permit a former hair salon to be converted into multi-family housing.
-Item tabled to next meeting as citizen called Friday stating they would not be able to attend
-Motion to table by Gearhart, 2nd by Hull.

Old business

1. The conversation about allowing construction of garages or other accessory structures on vacant lots was brought back up per the insistence of city council. Council wanted clarification on why accessory structures shouldn't be allowed on vacant lots.

The primary reasons were discussed: people living/squatting in garages, upkeep of accessory lots for owners especially if out of town people were to start building, placement of an accessory structure with consideration for future building of a primary structure would be difficult, multiple specific definitions would need to be created that would be difficult to follow, the future outlook of having a town with random garages/sheds full of junk scattered throughout town, if someone who lived in town were to build and pass away or move would the next owner want the garage or would a landlord end up taking possession of it and renting it which would be its own problem or just having a junk storage point or it doesn't sell and becomes a nuisance.

New Business

Adjournment

Hull motioned and Gearhart seconded. All were in favor.