



Minutes

Planning and Zoning Commission
Oelwein City Hall, 20 2nd Street SW, Oelwein
September 20, 2021 - 5:30 PM

Roll Call **Present: DeJong, Gearhart, Boleyn, Tousley, Sherrets, Rueber**
 Also Present: Shekleton, Mulfinger, Michael Haynes, Warren Fisk, Steve Cockerham
 Absent: Keeley

Approve Minutes

1. Consideration of a motion to approve the minutes of the May 3, 2021, Planning and Zoning Commission
A motion was made by Sherrets, seconded by Tousley. All voted Aye.

Motion Carried

Special Exception Request(s)

2. Consideration of a Special Exception Request No. 21Z03 from Michael Haynes. Requesting the south building located at 131 12th Street SE, Oelwein, IA be used as a residential dwelling.

3.

Haynes described to the board that he would be using the front building for an office and studio apartment. The bigger building to the north would be used to dismantle cars and clean up the parts to sell at online and on-site auctions. Haynes stated when he has the auction on-site there could potentially be costumers coming from all over the country. He stated this would increase revenue for city businesses, as far as hotels, gas stations, restaurants, etc.

DeJong asked if he would be moving here or commuting back and forth.

Haynes stated he would be commuting

Gearhart, Tousley, and Sherrets questioned if there would be cars sitting out in the open

Haynes stated that the cars would be disposed of as soon as the cars were dismantled

DeJong questioned if there would be parts sitting out all the time

Haynes stated the parts would be out during the auctions and moved inside after the auctions

DeJong questioned if it would be used as a rental property

Haynes stated the part that might be rented in the future would be part of the north building for storage and the living area would not be a rental property.

Gearhart asked where the auctions would be held and commented how auctions and it takes months to build inventory and all the items set outside. Gearhart does not want this to look like another junk yard

Haynes stated that he would be disassembling cars in the north building; removing parts that would be sold at auction either online or onsite. Cars that were disassembled would be removed from the property immediately after the disassembly.

Mulfinger stated that his business qualifies within the zoning requirements for his business, and you cannot have any say. We are here to decide whether he can reside in the south building

Mulfinger asked Haynes if the realtor had given him any of the zoning information before he bought the property

Haynes stated he did not receive any zoning information from the realtor. He wants to abide by the rules of the city and feels that his business will help the economic impact on the city

A motion was made by Dejong, seconded by Sherrets to approve the recommendation of the request to Zoning Board of Adjustment. All voted aye.

Old Business

New Business

4. Discussion downtown façade standards.

Planning and Zoning made the recommendation to council to approve the downtown façade standards

5. Discussion regarding building 50-foot lots.

Discussion was held on constructing houses on 50-foot lots

6. Discussion on complete loss rebuildable zoning.

Discussion was held on allowing houses after complete loss to be rebuilt on the commercial lots.

7. Discussion regarding garages on empty lots.

Discussion was held on allowing garages under specific regulations to be built on empty lots.

Adjournment

A motion was made by Sherrets, seconded by Tousley to adjourn. All voted aye.

Jay Shekleton, Building Official