



Minutes

Planning and Zoning Commission
20 Second Avenue SW, Oelwein
August 15, 2022 - 5:30 PM

Roll Call

Present: Dave Gearhart, Peggy Sherrets, Roger Boylen, Carol Tousley, Terry Hull, Dylan Mulfinger

Approve Minutes

1. Consideration of a motion to approve minutes from the July 18, 2022, meeting.

Variance Requests

Old Business

- 2. Continued discussion on reallocation of square footage allowances for accessory structures.**

Boylen opened the discussion and wanted to make sure the group did not take away space from smaller properties but also did not want to see a great deal of space provided for large properties.

Gearhart wanted to see a cap for large properties.

The following was discussed:

Acres	Accessory structure sq foot allowed
.25	1500 sq feet
.50	2000 sq feet
.75	2500 sq feet
1.0	3000 sq feet
1.5	4000 sq feet
3	5000 sq feet

Hull motioned to recommend changing the ordinance to allow more room for accessory structure based on the table provided. Sherrets seconded. All were in favor.

- 3. Continued discussion on allowing accessory structures on empty lots, placement required to permit construction of a principal structure in the future, hard surface requirements, and more.**

Roger recommended that any accessory structure built on a vacant lot should allow for a primary structure and have additional requirements.

Hull advised that he did not want to see any accessory structures on a lot without a primary structure.

Gearhart thought that the first owner would take care of the building, but that the next owner may not take care of the property.

Hull motioned to end discussion on accessory structures on vacant lots and not provide a recommendation to council. Sherrets seconded. 4 (Aye) 1 (Nay) (Boylen)

4. Continued discussion on using the narrow side of a lot as the front property line of corner lots.

Boylen wanted to see the front property line of a house be the side bearing the address.

The group discussed that corner lots should not have two fronts and that code should be cleaned up to make sure no one was held to a double front standard.

Boylen motioned to recommend to council that the side with the address be the front and that the distance of the side yard be changed. Hull seconded. All were in favor.

New Business

Adjournment

Tousley motioned and Boylen seconded. All were in favor.