



Agenda

Planning and Zoning Commission

20 Second Avenue SW, Oelwein

5:30 PM

June 20, 2022

Oelwein, Iowa

Mayor: Brett DeVore

Mayor Pro Tem: Lynda Payne

Roll Call

Approve Minutes

- [1.](#) Consideration of a motion to approve the minutes of the May 16, 2022 meeting.

Variance Requests

- [2.](#) Discussion on variance request 22-Z-02.

Old Business

New Business

- [3.](#) Discussion on accessory structures, including but not limited to: sizes of structures being tied to lot and or home size, height allowances, what other communities do, allowing construction of accessory structures on lots with no primary structures and other related discussion.
- [4.](#) Discussion regarding Ordinance 831 addressing corner lots and through lots having multiple frontage and front lot lines.

Adjournment

In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 319-283-5440



Minutes

Planning and Zoning Commission
20 Second Avenue SW, Oelwein
May 16, 2022 - 5:30 PM

Roll Call

Present: Dejong, Boleyn, Sherrets, Tousley

Also Present: Mulfinger, Nathan and Kristi See

Approve Minutes

1. Consideration of a motion to approve the minutes of the September 20, 2021 meeting.

Variance Requests

2. Discussion on variance request 22-Z-01.

The Commission asked several questions about size and location.

Mulfinger went on to explain the requirements needed to grant an easement that are spelled out in Iowa code.

Sherrets motioned to recommend approval to the Board of Adjustment an easement for a 30*56 shed.

Boleyn seconded. All voted in favor.

The Commission discussed the look of metal siding and the impact on the neighborhood. Boelyn mentioned that the property only had one neighbor and the shed would be in the back.

Boelyn motioned to recommend approval to the Board of Adjustment an easement allowing metal siding.

Dejong seconded. All voted in favor.

Old Business

New Business

Adjournment

Sherrets motioned to adjourn. Tousley seconded.

CITY OF OELWEIN

Office of

BUILDING AND ZONING INSPECTOR

NOTICE TO INTERESTED PROPERTY OWNERS

BOARD OF ADJUSTMENT

Refer to Appeal No. 22-Z-02

Date 6/8/2022

Dear Property Owner:

An application for an appeal from the City of Oelwein Zoning Ordinance has been filed with the Board of Adjustment by Mike and Donise Recker. The property is situated in the R1 Residential Single Family Zoning district and is located at 921 4th Ave NE. The request, if approved, would authorize an additional 330 ft² beyond their remaining allowance of 1350 ft² to build a 55'x29' garage (1680 ft²).

The Zoning Administrator was required, under the provision of the Zoning Ordinance, to deny the request because 202.3, Ord No 1156.

However, the Board of Adjustment, under certain conditions and safeguards, may have the authority to grant the request. A public hearing will be held by the Board of Adjustment on June 30, 2022 at 5:30 P.M. in the Council Chambers at City Hall, at which time you may submit your views on the matter in person, by writing, or by representative.

If you know of any interested property owner who, for any reason, has not received a copy of this letter, it would be greatly appreciated if you would inform them of the time and place of the hearing.

BOARD OF ADJUSTMENT

BY _____, Secretary

NUMBER 22 Z 02

APPEAL TO BOARD OF ADJUSTMENT
CITY OF OELWEIN

APPLICANT Mike and Donise Recker
ADDRESS 921 4th Ave NE
LOT DESCRIPTION _____
ZONE R1 Residential Single Family

DATE 6/8/2022
FILING FEE \$ \$75.00 paid

LETTER STATING NATURE OF APPEAL ATTACHED

DATE REFERRED TO PLANNING COMMISSION

ADMINISTRATIVE OFFICER'S REVIEW ATTACHED

SHOW LOT DIMENSIONS Approx. 315' x 670' x 135' x 280' x 200' 1.65 acres

LOCATION AND SIZE
OF BUILDING See attached

ADJOINING PROPERTY OWNERS NAMES AND ADDRESSES

DATE OF HEARING June 30, 2022

DATE PLAN COMMISSION'S
RECOMMENDATION RECEIVED

ATTACHED _____

Mettler, Matthew & Meghan, 911 4th Ave NE, Oelwein, IA 50662

Winter, Ronald & Barbara, 914 4th Ave. NE, Oelwein, IA 50662

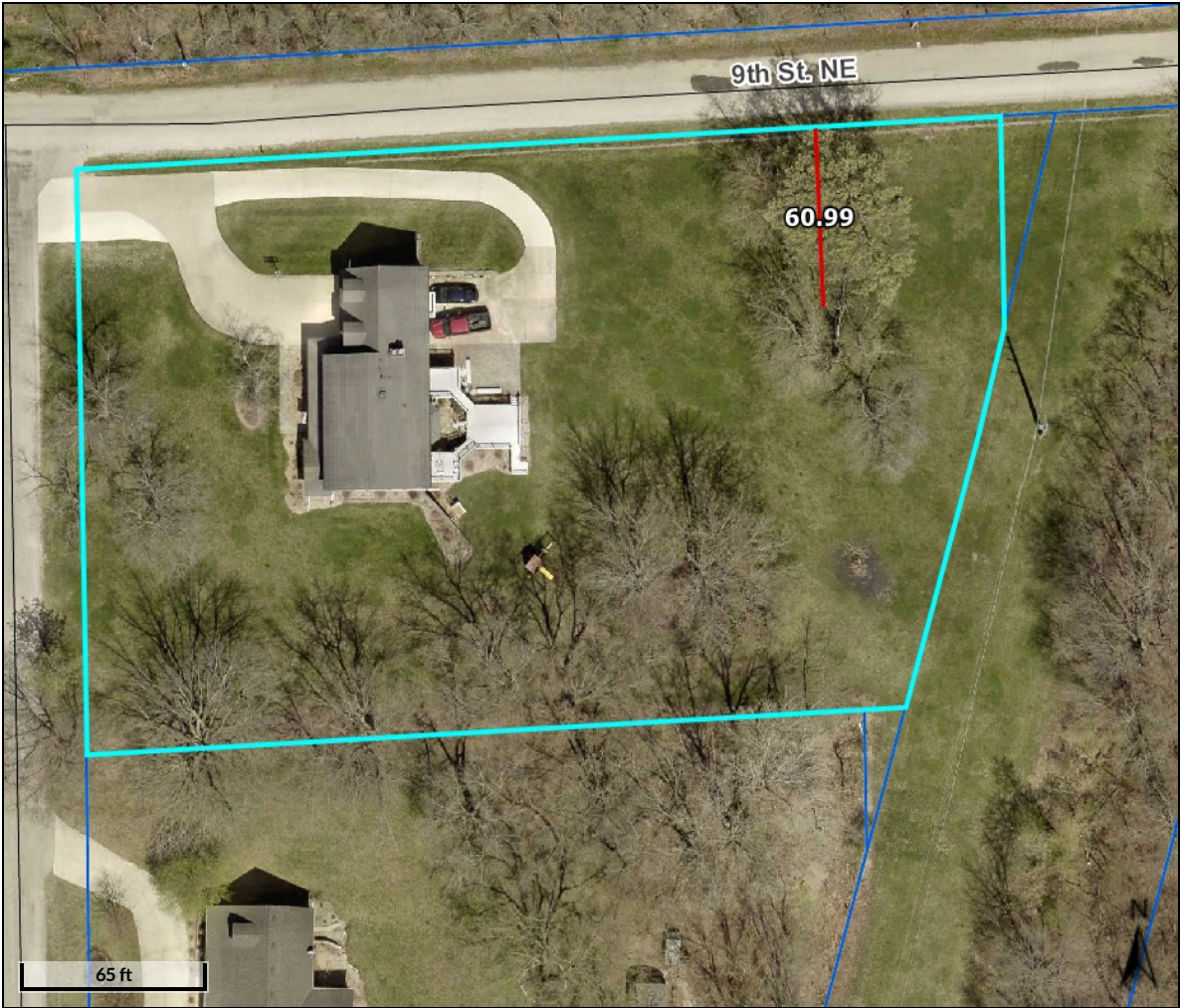
Kral, David B., 930 4th Ave NE, Oelwein, IA 50662

Snitker, Donald & Mary Jo, 305 9th St. NE, Oelwein, IA 50662

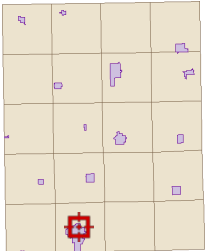
DATE OF PUBLICATION NOTICE
June 24, 2022

REMARKS:







921 4th Ave NE



Overview



Legend

-  Corporate Limits
-  Parcels
- Major Highways**
 -  County Highway
 -  Federal Highway
 -  State Highway
 -  Roads

Parcel ID	1816476005	Alternate ID	n/a	Owner Address	Recker, Michael A. Revocable Trust & Trustee & Recker, Donise D. Revocable Trust & Trustee
Sec/Twp/Rng	16-91-9	Class	R		921 Fourth Ave NE
Property Address	921 4TH AVE. NE OELWEIN	Acreage	1.65		Oelwein, IA 50662
District	OELWEIN OELWEIN INC				
Brief Tax Description	LOTS 1 TO 4 & ALLEY ADJ ON E, LOTS 13 TO 16 & VAC ST ON E, BLK 4, OEL. LAND CO. ADD <i>(Note: Not to be used on legal documents)</i>				

Disclaimer: Fayette County, the Fayette County Assessor and their employees make every effort to produce and publish the most current and accurate information possible. The maps included in this website do not represent a survey and are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contain information required for government purposes. See the recorded documents for more detailed legal information. Data is provided in "as is" condition. No warranties, expressed or implied, are provided for the data herein, its use or its interpretation. Fayette County and its employees assume no responsibility for the consequences of inappropriate uses or interpretations of the data. Any person that relies on any information obtained from this site does so at his or her own risk. All critical information should be independently verified. If you have questions about this site please contact the Assessor's Office at (563) 422-3397.

Date created: 6/8/2022
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Developed by 

June 7, 2022
921 4th Ave. NE
Oelwein, IA 50662

Oelwein City Council
City of Oelwein
20 2nd Ave. SW
Oelwein, IA 50662

Dear City Council Members:

We are requesting permission to build a 4 car garage on our property at 921 4th Ave. NE in Oelwein. The building would be built according to the requirements of being 60' from 9th Street NE and placed in our backyard. The dimensions of the building would be 30' wide x 56' length and 10' sidewall height; measuring 1680 square feet.

Since purchasing our home in September, 2010, we have made many improvements to our property. We take pride in our home and yard. We are requesting to build a garage so that our vehicles are on our own property. Finding storage has been challenging. We currently rent from two different individuals to store our car collection. We participate in community events with our cars such as Friday Night Park and Show and car cruises. We have helped with Homecoming Queen and King candidates, Miss Oelwein candidates, and Grand Marshalls for the Oelwein Celebration Parade.

We welcome any questions or a tour of the proposed project location. Thank you very much for your consideration.

Our contact information is:

Mike 563-920-3821 mrecker57@gmail.com
Donise 563-380-0331 doniserecker@gmail.com
Land line 319-283-4281

Sincerely,



Mike and Donise Recker

3003
43003



DANVILLE
4 CAR GARAGE

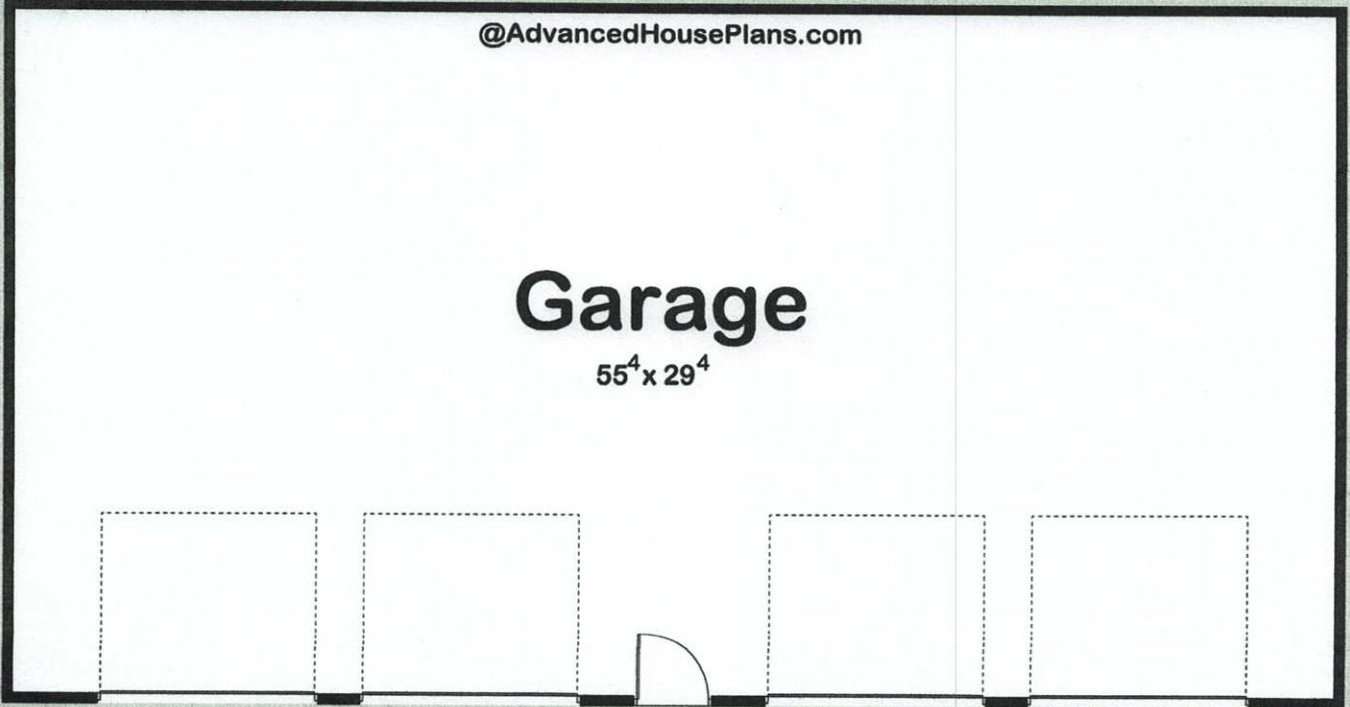
GARAGE AREA:

1680 SQ FT

EXTERIOR DIMENSIONS
56' - 0" WIDE
30' - 0" DEEP

@AdvancedHousePlans.com

Garage
55⁴ x 29⁴



TO ORDER THIS PLAN VISIT WWW.MENARDS.COM

Danville 4-Car Garage 30' x 56' x 10' Material List
 Advanced House Plans Plan # 30034
 Model Number: 1950754 | Menards® SKU: 1950754

Item 2.



Approximate Price **\$27,185.47**
 11% MAIL-IN REBATE Good Through 5/30/22 **\$2,990.40**
FINAL PRICE **\$24,195⁰⁷ each**

You Save \$2,990.40 with Mail-In Rebate

\$2266.00 / mo. payments (total \$27192) with 12 months financing* [Learn More](#)

Save BIG when you make it your way. Modify options such as colors, doors, windows, and size to meet your building needs. Check your local building codes prior to purchase. Need help? Stop by your local Menards today.

* Mail-In Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®.

Description & Documents

The Danville plan is a wonderful 4 car garage plan that makes a great addition to any home and adds space for all of your vehicles.

Brand Name: Menards

Features

- Cutting and assembly required
- 1/2" OSB roof sheathing
- Aluminum soffit and fascia included
- Includes roof edge, nails and hardware
- Building plans included

Specifications

Product Type	Garage	Garage Type	3 or More Car
Foundation Type	Slab	Entry Style	Eave
Overall Width	30 foot	Overall Length	56 foot
Overall Height	19'-3" foot	Sidewall Height	10 foot
Square Footage	1680 square foot	Exterior Wall Framing	2x4 Stud
Roof Framing Type	Truss	Rafter/Truss Spacing	2 foot
Roof Pitch	6/12	Roofing Type	Architectural Shingles
Eave Overhang Size	24 inch	Gable Overhang Size	12 inch
Sliding Type	D4 Vinyl	Soffit Type	Aluminum
Overhead Door Quantity	4	Overhead Door Size	9 x 8
Service Door Quantity	1	Service Door Size	36 x 80
Includes	Materials include framing, 24" on center trusses, roofing, siding, soffit, gutters, four 9x8 overhead doors, one service door, and plans	Shipping Weight	19586.0 lbs
Return Policy	Regular Return (view Return Policy)		

Please Note: Prices, promotions, styles and availability may vary by store and online. Inventory is sold and received continuously throughout the day; therefore, the quantity shown may not be available when you get to the store. This inventory may include a store display unit. Online orders and products purchased in-store qualify for rebate redemption. Mail-In Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®. By submitting this rebate form, you agree to resolve any disputes related to rebate redemption by binding arbitration and you waive any right to file or participate in a class action. Terms and conditions available at www.menards.com/internal/rebate

ORDINANCE NO. 831

ORDINANCE AMENDING OELWEIN ZONING ORDINANCE

BE IT ORDAINED by the City Council of the City of Oelwein, Iowa, as follows:

Section 1. That Oelwein Zoning Ordinance adopted April 13, 1981, be amended as follows:

A. By deleting Subsection 45 of Section 104, Definitions, and placing in its stead the following:

45. LOT LINE, FRONT: Any lot line abutting the public right-of-way. Corner and through lots have multiple frontage and front lot lines.

B. By deleting: Subsection 3 (a) of the Special Requirements Section of Section 207, I-1 Industrial Park; Subsection 2 of the Special Requirements of Section 208, I-2 Light Industrial; and Subsection 1 of the Special Requirements of Section 209, I-3 Heavy Industrial; and placing in their stead the following:

Outside storage of raw materials or unfinished products is permitted only if it is enclosed by an architectural or landscaped screen eight feet in height that prevents visible access to such storage. Use of required front and side setback space shall not be used for the storage of raw materials or unfinished products.

This provision shall not prohibit the outside storage of finished products arranged to compliment neighborhood sites and maintained in a park-like manner.

C. By deleting Section 801.1 and placing in its stead the following:

The City Council of the City of Oelwein, may after a public hearing of which at least seven (7) days prior notice has been given in an official newspaper, amend, supplement, change, modify or repeal the boundaries or regulations herein or subsequently established, after submitting same to the City Planning Commission for its recommendations and report. The City Planning Commission shall be allowed thirty (30) days to review the proposed change, and deemed to have approved the proposed amendment.