



## **Agenda**

Planning and Zoning Commission

20 Second Avenue SW, Oelwein

5:30 PM

May 16, 2022

Oelwein, Iowa

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**Mayor:** Brett DeVore

**Mayor Pro Tem:** Lynda Payne

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### **Roll Call**

### **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.

### **Old Business**

### **New Business**

### **Adjournment**

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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  
Oelwein City Hall, 20 2<sup>nd</sup> 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 12<sup>th</sup> 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.

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Jay Shekleton, Building Official

**CITY OF OELWEIN**

**Office of**

**BUILDING AND ZONING INSPECTOR**

**NOTICE TO INTERESTED PROPERTY OWNERS**

**BOARD OF ADJUSTMENT**

Refer to Appeal No. **22-Z-01**\_\_\_\_\_

Date **4/25/2022**\_\_\_\_\_

Dear Property Owner:

An application for an appeal from the City of Oelwein Zoning Ordinance has been filed with the Board of Adjustment by **Nathan and Kristi See**\_\_\_\_\_. The property is situated in the **R1 Residential Single Family**\_\_\_\_ Zoning district and is located at **809 6<sup>th</sup> St NE**\_\_\_\_\_. The request, if approved, would authorize **1) an additional 908 square feet for a detached accessory structure and 2) to use corrugated steel siding rather than vinyl siding**\_\_\_\_\_.

The Zoning Administrator was required, under the provision of the Zoning Ordinance, to deny the request because **202.3, Ord No 1156 and 202.6 (2)**\_\_\_\_\_.

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 **May 26, 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

APPEAL TO BOARD OF ADJUSTMENT  
CITY OF OELWEIN

APPLICANT Nathan and Kristi See  
ADDRESS 809 6th St NE  
LOT DESCRIPTION \_\_\_\_\_  
ZONE R1 Residential Single Family

DATE 4/25/2022  
FILING FEE \$ 75.00  
X LETTER STATING NATURE OF APPEAL ATTACHED  
5/2/2022 DATE REFERRED TO PLANNING COMMISSION  
\_\_\_\_\_ ADMINISTRATIVE OFFICER'S REVIEW ATTACHED

SHOW LOT DIMENSIONS

SEE ATTACHED

LOCATION AND SIZE  
OF BUILDING

ADJOINING PROPERTY OWNERS NAMES AND ADDRESSES

DATE OF HEARING May 26, 2022

**Steinbronn, John & Steinbronn, Lennora**  
16271 50th St.  
Oelwein, IA 50662

DATE PLAN COMMISSION'S  
RECOMMENDATION RECEIVED  
\_\_\_\_\_ ATTACHED \_\_\_\_\_

**Nations, Tommy L.**  
607 8th Ave NE  
Oelwein, IA 50662

DATE OF PUBLICATION NOTICE  
May 20, 2022

**Church Of Christ Eastside**  
531 8th Ave. NE  
Oelwein, IA 50662

REMARKS:

\_\_\_\_\_  
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April 25, 2022

City of Oelwein  
20 2nd Avenue SW  
Oelwein, IA 50662

Letter of Intent for Zoning Variance For:  
Nathan and Kristi See  
809 6th Street NE  
Oelwein, IA 50662

Parcel ID# 1815300008  
Letter of Intent for Zoning Variances/Special Exception

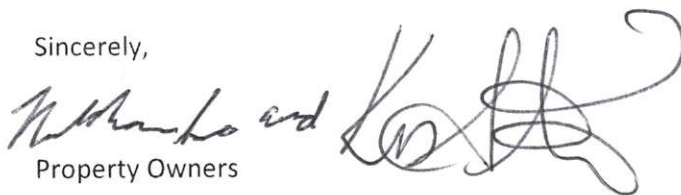
Dear Planning & Zoning Members,

We are requesting a variance for up to an additional 908 square footage allowance for a detached accessory structure. Our plans will be to construct a post frame 30x56 or 30x40 we are also requesting a special exception to be able to use steel corrugated siding vs vinyl siding depending on cost due to the economical circumstances of building materials.

We will follow all minimum yard requirements and setbacks per city code. We will be present at the meeting if there is additional questions.

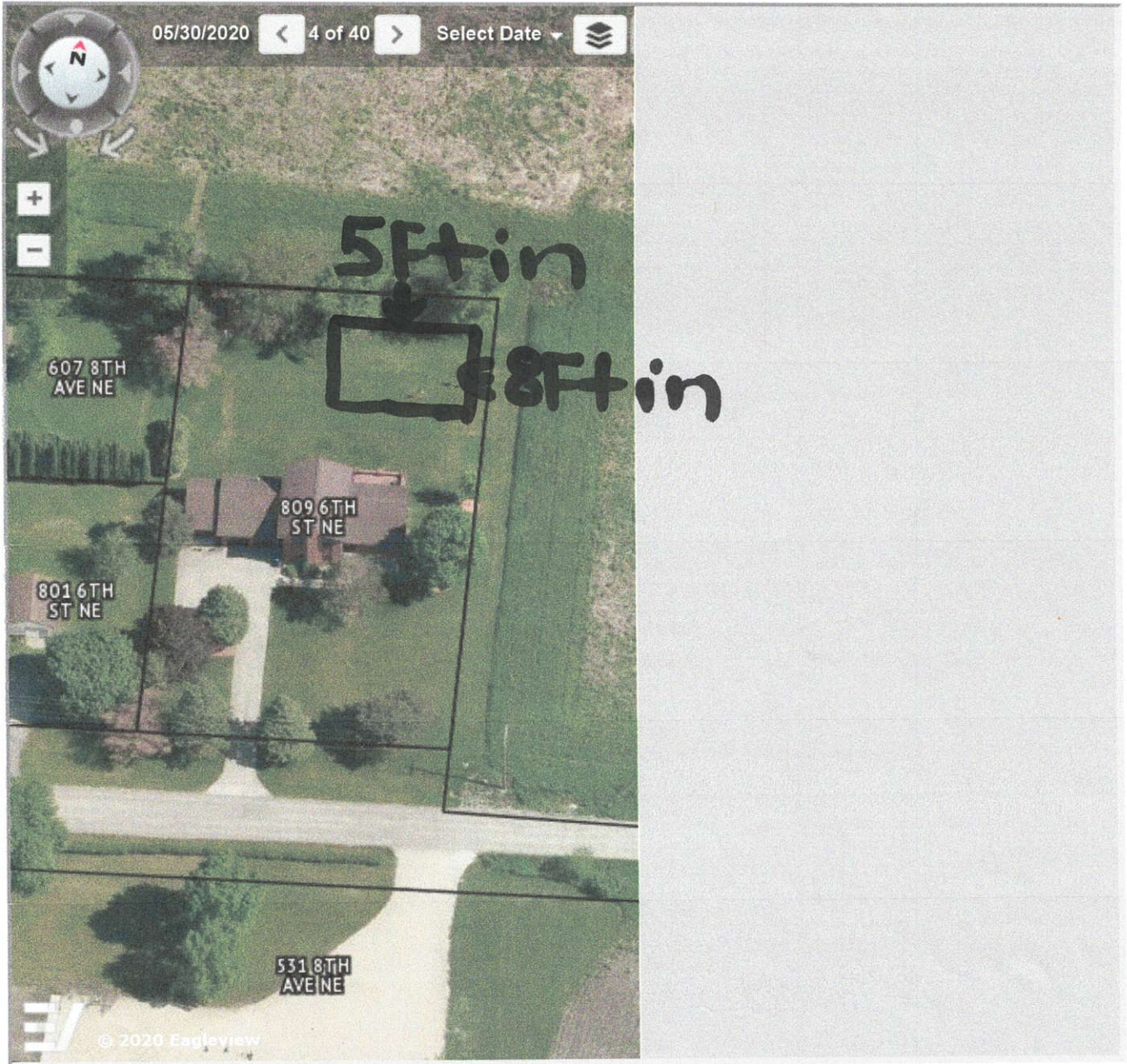
Thank you for your consideration,

Sincerely,

  
Property Owners



Pictometry



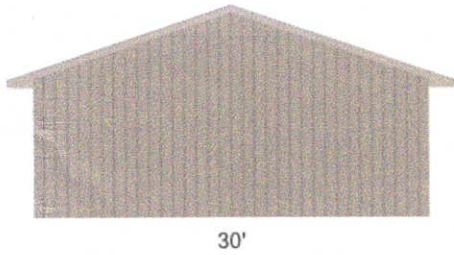
[User Privacy Policy](#)  
[GDPR Privacy Notice](#)

Last Data Upload: 4/25/2022, 1:47:40 AM

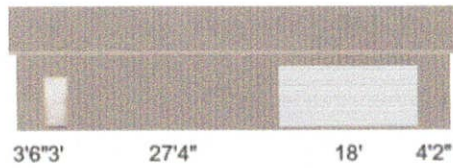
## Dimensions

## Wall Configurations

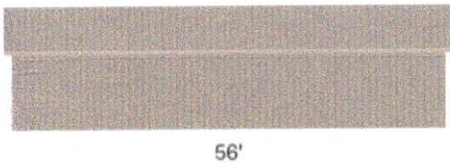
\*Illustration may not depict all options selected.



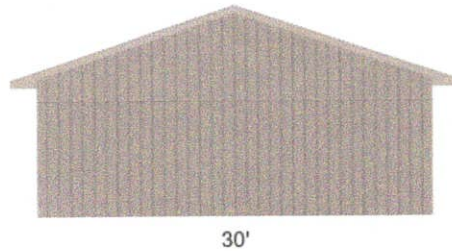
ENDWALL B



SIDEWALL D



SIDEWALL C



ENDWALL A

\*Some items like wainscot, gutter, gable accents, are not displayed if selected.

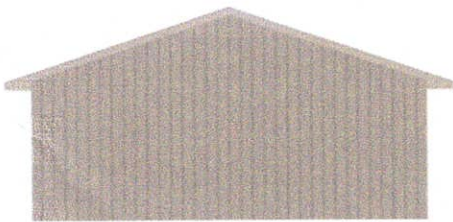
\*Note Steel panels are custom cut to the inch. The length needed for your project may be slightly different based final truss design and overhang framing. Please verify lengths and quantities prior to ordering materials. Note the steel for 10 and 12 foot buildings are based on 10 or 12 foot plate height.



## Dimensions

### Wall Configurations

\*Illustration may not depict all options selected.



30'

ENDWALL B



36'4"

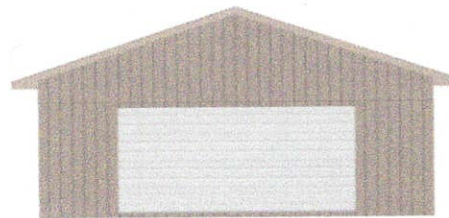
3'8"

SIDEWALL D



40'

SIDEWALL C



6'

18'

6'

ENDWALL A

Ideal Door&reg; Commercial 18' x 8' White Insulated Garage Door

\*Some items like wainscot, gutter, gable accents, are not displayed if selected.

\*Note Steel panels are custom cut to the inch. The length needed for your project may be slightly different based final truss design and overhang framing. Please verify lengths and quantities prior to ordering materials. Note the steel for 10 and 12 foot buildings are based on 10 or 12 foot plate height.