



Agenda

Planning and Zoning Commission

20 Second Avenue SW, Oelwein

5:30 PM

April 17, 2023

Oelwein, Iowa

Mayor: Brett DeVore

Mayor Pro Tem: Lynda Payne

Commission Members: Savannah DeJong, Dave Gearhart, Peggy Sherrets, Roger Boylen, Carol Tousley, David Kral, Terry Hull

Roll Call

Approve Minutes

1. Consideration of a motion to approve minutes from the January 16, 2023 meeting.

Variance Requests

Old Business

New Business

2. Consideration of a motion to approve a preliminary plat application for a subdivision.

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
5:30 PM

January 16, 2023
Oelwein, Iowa

Mayor: Brett DeVore

Mayor Pro Tem: Lynda Payne

Commission Members: Savannah DeJong, Dave Gearhart, Peggy Sherrets, Roger Boylen, Carol Tousley, Terry Hull

Roll Call

-Present: Dejong, Gearhart, Boylen, Sherrets, Boylen, Tousley **-Not present:** Hull

-Also present: David Kral, Jeff Bunn, Mike Lewis

Approve Minutes

1. Consideration of a motion to approve minutes from the December 20, 2022, meeting.
-Motion to approve from Boylen 2nd by Tousley, all approved

Variance Requests

2. Consideration of a special exception application to permit a former hair salon to be converted into multi-family housing.
-Discussion revolved around matching similar usage of surrounding buildings and how it would match also included the idea that it was used for the same purpose in the past
-Motion to approved from Tousley 2nd from Dejong, all approved. Shall be sent on to ZBA.

Old Business

New Business

3. Consideration of a front yard setback, primarily when considering existing construction and accessory structure additions.
4. -Discussion revolved around changing the 60' setback required for detached structures. Determined it came from old setback measuring from the center of street. This is difficult to use with modern technique of using property lines drawn on Beacon via the county. Was discussed to change to 30' or 25' or to create language around an averaging setback based on existing structure. Decision to go to 25' based on existing primary setbacks, language existing which would disallow any detached building in a front yard, and ease of understanding vs any type of averaging language.
-Motion to change code language from "60 feet" to "25 feet" from Boylen 2nd by Gearhart, all approved
-Kral will create language to present to city council for work session

5. Consideration of a motion updating the language on the current code on fencing setback requirements.
 - Discussion revolved around setback requirement on side yard for creating a 6' privacy fence. Current code states that if you build within 2' of your side property line that the top 2' of a privacy fence must be 65% or more open. Discussed matching side and back lot line code. Back lot line code allows 6' solid fence within 2' of lot line. Most popular privacy fence style is 6' and enforcing the 2' border of a lot is very difficult without professional locates done which is a service the city doesn't provide and is costly to a citizen.
 - Motion to match back and side yard statement to allow 6' solid fence maximum on side and back fence by Sherrets 2nd by Boylen, all approved
 - Kral will create language to present to city council for work session

Adjournment

-Motion to adjourn by Boylen 2nd by Gearhart, all approved

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CURRENT AND PROPOSED FAYETTE COUNTY ZONING DISTRICT - AR (AGRICULTURE-RESIDENTIAL DISTRICT)

MINIMUM REQUIRED LOT AREA - 1 ACRE
MINIMUM REQUIRED LOT WIDTH - 200 FEET

SETBACKS (FAYETTE COUNTY):

FRONT YARD - 75 FEET
SIDE YARD:

1 AND 1.5 STORIES - TOTAL SIDE YARD 30 FEET, MINIMUM ON ONE SIDE - 10 FEET.
2 AND 3 STORIES - TOTAL SIDE YARD - 40 FEET, MINIMUM ON ONE SIDE - 15 FEET.
CHURCHES AND SCHOOLS - 50 FEET ON EACH SIDE.

REAR YARD - 50 FEET

MAXIMUM HEIGHT:

PRINCIPAL BUILDING - 35 FEET
ACCESSORY BUILDING - 12 FEET

MAXIMUM NUMBER OF STORIES:

PRINCIPAL BUILDING - 3 STORIES
ACCESSORY BUILDING - 1 STORY

PRELIMINARY PLAT HICK R.E. LLC SUBDIVISION IN THE SW1/4 OF THE SW1/4 OF SECTION 34-T91N-R9W FAYETTE COUNTY, IOWA

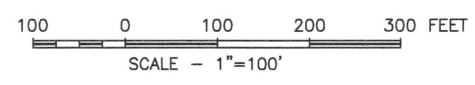
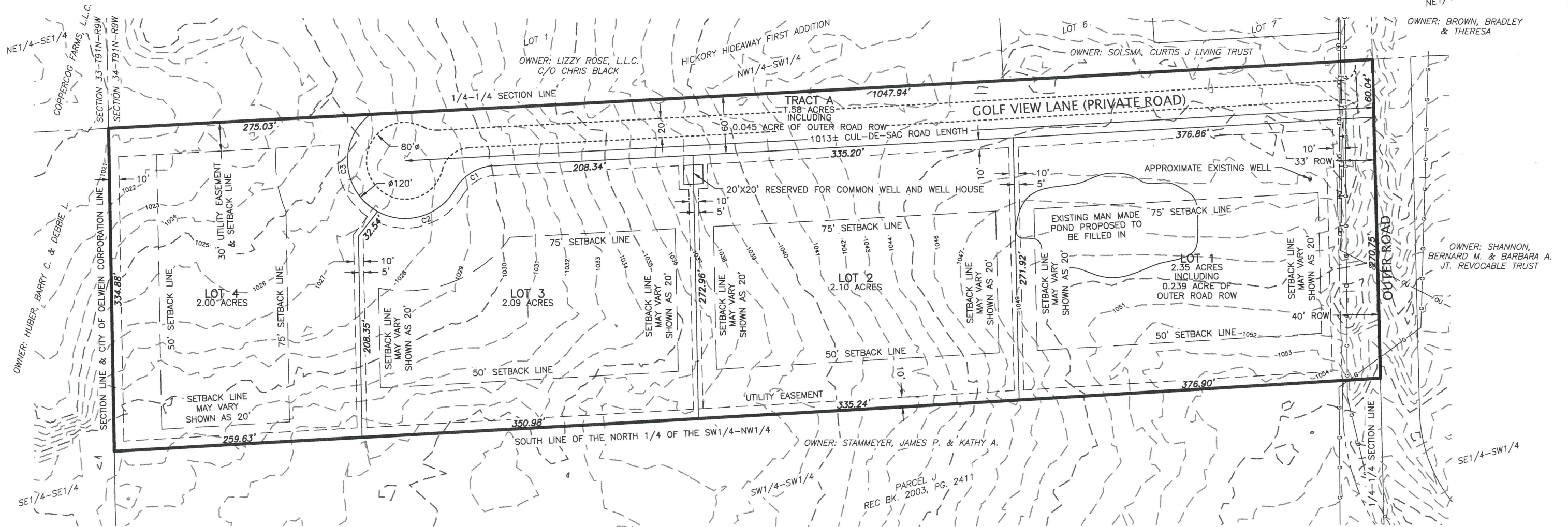
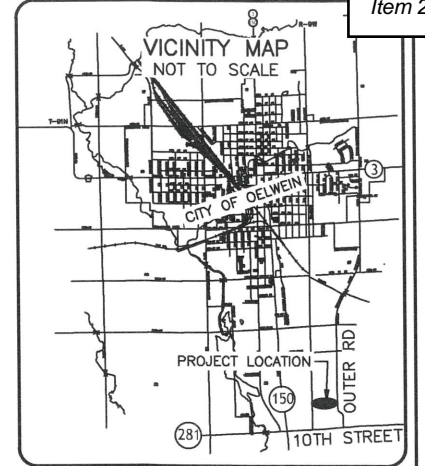
NOTES:

1. TRACT A WILL SERVE AS BOTH ACCESS AND A UTILITY EASEMENT FOR ALL LOTS. TRACT A TO BE DEDICATED TO AND MAINTAINED BY A HOMEOWNERS ASSOCIATION THAT WILL BE CREATED AFTER RECORDATION OF THE FINAL PLAT.
2. A CUL-DE-SAC LENGTH VARIANCE IS REQUESTED FROM BOTH THE CITY OF OELWEIN AND FAYETTE COUNTY, SEE MAP FOR PROPOSED LENGTH OF CUL-DE-SAC.
3. STREET SURFACING IS PROPOSED TO BE CRUSHED STONE INITIALLY.
4. LOTS WILL BE SERVED BY A COMMON WELL THAT WILL BE MAINTAINED BY HOMEOWNERS ASSOCIATION. WATER LINES OF THE APPROPRIATE DIAMETER WILL BE LOCATED IN THE UTILITY EASEMENT TO SUPPLY WATER TO ALL LOTS.
5. WASTEWATER WILL BE TREATED BY A WASTEWATER SYSTEM THAT IS APPROVED WHEN A BUILDING PERMIT IS REQUESTED. THIS MAY BE A CONVENTIONAL SEPTIC TANK/LEACH FIELD SYSTEM, A CONVENTIONAL SEPTIC TANK/SAND FILTER, OR AN APPROVED TREATMENT SYSTEM SUCH AS ADVANTEX.
6. UTILITY LINES DEPICTED ON MAP ARE SCALED FROM MAPS PROVIDED BY UTILITY COMPANIES AND ARE APPROXIMATE ONLY.
7. OWNERS OF ADJACENT PARCELS TAKEN FROM FAYETTE COUNTY ASSESSORS MAP (BEACON).
8. LIDAR CONTOURS ARE SHOWN.
9. ITEMS LISTED BELOW ARE TO DESCRIBE VARIATIONS FROM VARIOUS SECTIONS IN ARTICLE 4 (DESIGN STANDARDS) & ARTICLE 5 (IMPROVEMENTS) IN THE CITY OF OELWEIN SUBDIVISION REGULATIONS.

- 402.2 - CUL-DE-SAC LENGTH - SEE NOTE #2.
- 403.2 - EACH LOT WILL HAVE ACCESS TO A PRIVATE STREET MAINTAINED BY A HOMEOWNERS ASSOCIATION.
- 501.3 - STREET IS PROPOSED TO BE PRIVATE.
- 501.4 - STREET SURFACING - SEE NOTE #3.
- 501.5 - SIDEWALKS ARE NOT BEING PROPOSED AT THIS TIME.
- 501.6 - CITY SANITARY SEWER IS NOT ACCESSIBLE BY GRAVITY FLOW WITHIN 500'. SEE NOTE #5 FOR PROPOSED PRIVATE SANITARY SYSTEMS. UTILITY EASEMENT IS PROVIDED FOR FUTURE SANITARY SEWER MAIN.
- 501.7 - PUBLIC WATER SUPPLY CONNECTIONS ARE NOT WITHIN 500'. SEE NOTE #4 FOR PROPOSED PRIVATE WATER SYSTEM. UTILITY EASEMENT IS PROVIDED FOR FUTURE PUBLIC WATER MAIN.
- 501.8 - STREET LIGHTING IS NOT PROPOSED AT THIS TIME. UTILITY EASEMENT IS PROVIDED FOR FUTURE STREET LIGHTING.
- 501.9 - A TREE MEETING SPECIFICATIONS WILL BE PLANTED ON EACH LOT AFTER RESIDENTIAL HOME CONSTRUCTION, PROVIDED BY INDIVIDUAL LOT DEVELOPER.

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	CHORD LENGTH
C1	49.69'	50.00'	47.67'
C2	92.67'	60.00'	83.73'
C3	120.32'	60.00'	101.15'

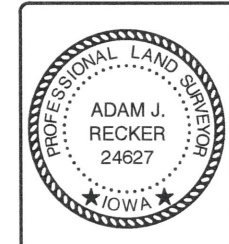


LEGEND

- SURVEY BOUNDARY
- PROPOSED UTILITY EASEMENT
- PROPOSED SETBACK LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED CRUSHED STONE PRIVATE ROAD
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- GAS MAIN

OWNER/SUBDIVIDER:
LYLE MILLER
P.O. BOX 233
OELWEIN, IA 50662

SURVEYOR:
FEHR GRAHAM
ADAM RECKER
221 EAST MAIN STREET, SUITE 301
MANCHESTER, IA 52057



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa. The unadjusted error of closure does not exceed 1:10,000 for the subdivision boundary and does not exceed 1:5,000 for any individual lot.

Adam J. Recker 3-8-2023
Adam J. Recker, P.L.S. Date
License Number: 24627
My license renewal date is December 31, 2023.
Sheets covered by this seal: SHEET 1

CURRENT LEGAL DESCRIPTION (METES AND BOUNDS DESCRIPTION WILL BE CREATED AFTER FIELD SURVEY)
THE NORTH ONE-FOURTH OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34,
TOWNSHIP 91 NORTH, RANGE 9 WEST OF THE FIFTH P.M., FAYETTE COUNTY, IOWA.

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
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PLOT DATE: 3/8/23

ILLINOIS
IOWA
WISCONSIN

JOB NUMBER:
23-010
SHEET NUMBER
1 of 1