



Agenda

Planning and Zoning Commission
Oelwein Community Plaza, 25 West Charles, Oelwein
5:30 PM

November 16, 2020
Oelwein, Iowa

Mayor: Brett DeVore
Mayor Pro Tem: Warren Fisk

Roll Call

Approve Minutes

- [1.](#) Consideration of a motion to approve the minutes of the August 17, 2020 Planning and Zoning Commission

Variance Requests

- [2.](#) Consideration of Variance Request No. 20Z05 from Kristie Melchert, 1323 Elm Street for a Home Occupation of a Hair Salon

Old Business

New Business

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
August 17, 2020 - 5:30 PM

Roll Call	Present	Gearhart, Rueber, Keeley, Boleyn, Tousley
	Absent	DeJong
	Also Present	City Administrator Mulfinger, Colleen Edwards, Christine Griffiths, Susan Kauten, Joyelle Pint

Approve Minutes

1. Consideration of a motion to approve the minutes of the July 13, 2020 meeting

A motion was made by Tousley, seconded by Gearhart. All voted aye.

Motion Carried

Variance Requests

2. Consideration of Variance Request #20Z02 - Construction of a 15' x 10' bedroom addition within three feet of the front (north) property line

Tousley questioned how many trees would be removed from the property to accommodate the addition. Edwards stated there would only be one tree removed, which is a dead pine tree.

Gearhart questioned if any of the neighbors would be affected by the addition. Edwards stated there was a rental property to the south and the addition would not affect the neighbor to the east.

Rueber stated that it was a good location to build an addition. It is not blocking any line of site at the intersection or view from any adjacent property.

A motion was made by Tousley, seconded by Rueber to recommend approval of the request. All voted aye.

2. Consideration of Variance Request #20Z03 - Home Occupation for a Dog Grooming Business

Gearhart questioned if dogs would be housed at the dog grooming business. Kauten stated dogs would be dropped off for the grooming and called for pick up once the grooming was completed, or the business would deliver the dogs back to the owner. No dogs would be kenneled at the location of the business

Boleyn stated it would not be any different than a hair salon.

A motion was made by Boleyn, seconded by Gearhart to recommend approval of the request. All voted aye.

3. Consideration of Variance Request No. #20Z04 - Construction of a multi-unit apartment unit

Mulfinger explained the details of the building site to the Planning and Zoning board.

Gearhart questioned where the building would be set on the property and would there be a fence around the property. Mulfinger did not have the details of the exact location of the building or the fence.

Boleyn made the suggestion to wait until the development company had all the details in place before moving forward with the approval. Mulfinger stated the company did not want to invest the money if the request was not approved.

Tousley stated she understood the company not investing more money into the project until the request is approved.

Rueber stated that she liked the potential diversity of the apartments.

Tousley questioned if they have had a survey completed. Mulfinger replied, there has been a survey and Oelwein is in need of apartment housing.

A motion was made by Tousley, seconded by Boleyn to recommend approval of the request. All voted aye.

New Business

Mulfinger stated that Planning and Zoning will meet on the scheduled dates for the rest of the year to discuss variances, zoning regulations, and to be better educated on planning and zoning.

Adjournment

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

Motion Carried

CITY OF OELWEIN

Office of

BUILDING AND ZONING INSPECTOR

NOTICE TO INTERESTED PROPERTY OWNERS

BOARD OF ADJUSTMENT

Refer to Appeal No. 20 Z 05

Date 10/28/2020

Dear Property Owner:

An application for an appeal from the City of Oelwein Zoning Ordinance has been filed with the Board of Adjustment by Kristie Melchert. The property is situated in the R1 Residential Zoning district and is located at 1323 Elm St. The request, if approved, would authorize home occupation - hair salon.

The Zoning Administrator was required, under the provision of the Zoning Ordinance, to deny the request because Zoning Ordinance Section 202.3 (5) requires a special exception.

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 December 1, 2020 at 5:30 P.M. in/at Oelwein Community Plaza, 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 _____
Jay Shekleton, Secretary

NUMBER 20 Z 05

APPEAL TO BOARD OF ADJUSTMENT
CITY OF OELWEIN

APPLICANT Kristie Melchert
ADDRESS 1323 Elm St
LOT DESCRIPTION LOT 95 STEWART SECOND ADD

ZONE R1 Residential

DATE 10/28/2020
FILING FEE \$ \$75.00 paid
X LETTER STATING NATURE OF APPEAL ATTACHED
11/16/2020 DATE REFERRED TO PLANNING COMMISSION
 ADMINISTRATIVE OFFICER'S REVIEW ATTACHED

SHOW LOT DIMENSIONS

N/A

LOCATION AND SIZE
OF BUILDING

ADJOINING PROPERTY OWNERS NAMES AND ADDRESSES

DATE OF HEARING December 1, 2020

DATE PLAN COMMISSION'S
RECOMMENDATION RECEIVED
 ATTACHED

Keppler, Andrew D., 1319 Elm St., Oelwein, IA 50662

Kerns, Daryl M., 1 S East Line Rd., Oelwein, IA 50662

DATE OF PUBLICATION NOTICE
Novemeber 23, 2020

Wegner, Daniel L. & Wegner, Jackie M., 1316 Elm St., Oelwein, IA 50662

Peace Evangelical Lutheran Church Of Oelwein, 1308 E. Charles, Oelwein, IA 50662

REMARKS:

Kristie Mulchert
1323 Elm St
Delwein, IA 50602
319-283-8841

Dear City of Delwein:

I am requesting approval for an in home Salon. I have been a cosmetologist for 21 years and still enjoy it but Covid-19 has had an impact on me, as I have been positive with the virus. I would love to get out of public exposure as much as possible. I believe cutting down on the number of clients by moving to my home would help greatly. Approving my request would be greatly appreciated by myself and my clientele. Thank you.

Sincerely,
Kristie Renee Mulchert