



Agenda

Planning and Zoning Commission
Oelwein Community Plaza
25 West Charles,

Oelwein
5:30 PM

August 17, 2020
Oelwein, Iowa

Mayor: Brett DeVore
Mayor Pro Tem: Warren Fisk

Roll Call – DeJong, Gearhart, Rueber, Keeley, Boleyn, Tousley

Approve Minutes

- [1.](#) Consideration of a motion to approve the minutes of the July 13, 2020 meeting

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
- [3.](#) Consideration of Variance Request #20Z03 - Home Occupation for a Dog Grooming Business
- [4.](#) Consideration of Variance Request No. #20Z04 - Construction of a multi-unit apartment unit

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
Oelwein Community Plaza, 25 West Charles Street,
Oelwein

July 13, 2020 - 8:15 AM

The meeting was called to order at 8:15 A.M.

Roll Call Present Boleyn, Tousley, DeJong, Gearhart
 Also Present Jessie Pensel, RISE, Ltd.

Approve Minutes

Consideration of a motion to approve the minutes of the October 21, 2019 meeting

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

Motion Carried

Variance Requests

20 Z 01 - Discussion and recommendation of a request from RISE, Ltd. for a variance at 219 and 223 East Charles which would allow for the construction of a new group home

Gearhart questioned what would happen to the other two properties. Pensel stated a realtor looked at the properties one year ago. Most likely property values have increased since that time. Gearhart is concerned the property on North Frederick would become a rental property.

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

Motion Carried

20 Z 02 - Discussion and recommendation of a request to construct a 15' x 10' bedroom addition within three feet of the front (north) property line at 201 6th Avenue SE

Discussion was held in regards to the addition being too close to the road. Mulfinger stated it would not be in the right of way.

A motion as made by DeJong to table the request pending additional information. The motion died for lack of a second.

Tousley questioned if the addition was two story or 1 story. Gearhart stated it would be nice to have a picture of the addition.

A motion was made by Gearhart, seconded by DeJong to table the request until more information is provided. All voted aye.

Motion Carried

Old Business

New Business

Discussion on variance for 406 3rd Street SE

Mulfinger requested members to provide any questions for review at the next meeting.

Gearhart questioned if a parking lot would be in the front or back of the complex. Mulfinger stated some units will have garages available. Gearhart would like to push to have it in the back.

Tousley asked how many units and if they will be sound proofed. Mulfinger stated todays construction and developers work to construct quality buildings.

DeJong is concerned this complex will face the same housing issues as Buffalo Run face. Mulfinger stated rent would be in the \$700/month range and they are not working towards any housing assistance programs. The developers are not looking to sell in 10 years and intentions are to build nice apartments with garages on the main highway.

DeJong questioned how many bedrooms. Mulfinger stated most will be two bedroom with a few one and three bedroom.

Tousley asked the square footage of the apartments. Mulfinger stated 800-1000 square feet.

Gearhart asked if the location would block the hotel. Mulfinger said Occo Drive would be removed and would not block the hotel.

Boleyn questioned the height of the building. It will be three stories so it would be taller than the hotel. Boleyn asked if the Fire Department would be able to handle a three story fire. Mulfinger stated the building will be required to meet all fire safety regulations and the fire department does have a ladder truck.

Mulfinger will have more information available for next months meeting.

Adjournment

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

Motion Carried

Dylan Mulfinger, City Administrator

CITY OF OELWEIN

Office of

BUILDING AND ZONING INSPECTOR

NOTICE TO INTERESTED PROPERTY OWNERS

BOARD OF ADJUSTMENT

Refer to Appeal No. 20 Z 02

Date August 4, 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 Christine Griffiths. The property is situated in the R1 Residential Zoning district and is located at 201 6th Avenue SE. The request, if approved, would authorize construction of a 15'x'10' bedroom addition within three feet of the front (north) property line.

The Zoning Administrator was required, under the provision of the Zoning Ordinance, to deny the request because Zoning Ordinance Section 202.4 requires a 25' setback.

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 August 27, 2020 at 8:00 A.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 
Jay Shekleton, Secretary

NUMBER 20 Z02

APPEAL TO BOARD OF ADJUSTMENT
CITY OF OELWEIN

APPLICANT Christine Griffiths
ADDRESS 201 6th Avenue SE
LOT DESCRIPTION Lot 1, Block 8, Grandview Addition
ZONE R1 Residential

DATE August 4, 2020
FILING FEE \$ \$75.00 paid
XX LETTER STATING NATURE OF APPEAL ATTACHED
DATE REFERRED TO PLANNING COMMISSION
ADMINISTRATIVE OFFICER'S REVIEW ATTACHED

SHOW LOT DIMENSIONS

50 x 140

See attached

LOCATION AND SIZE
OF BUILDING

ADJOINING PROPERTY OWNERS NAMES AND ADDRESSES

DATE OF HEARING August 23, 2020

DATE PLAN COMMISSION'S
RECOMMENDATION RECEIVED
Aug. 17, 2020 ATTACHED

DATE OF PUBLICATION NOTICE
August 21, 2020

REMARKS:

City of Oelwein, Iowa

Application for Variance (6/29/2020)

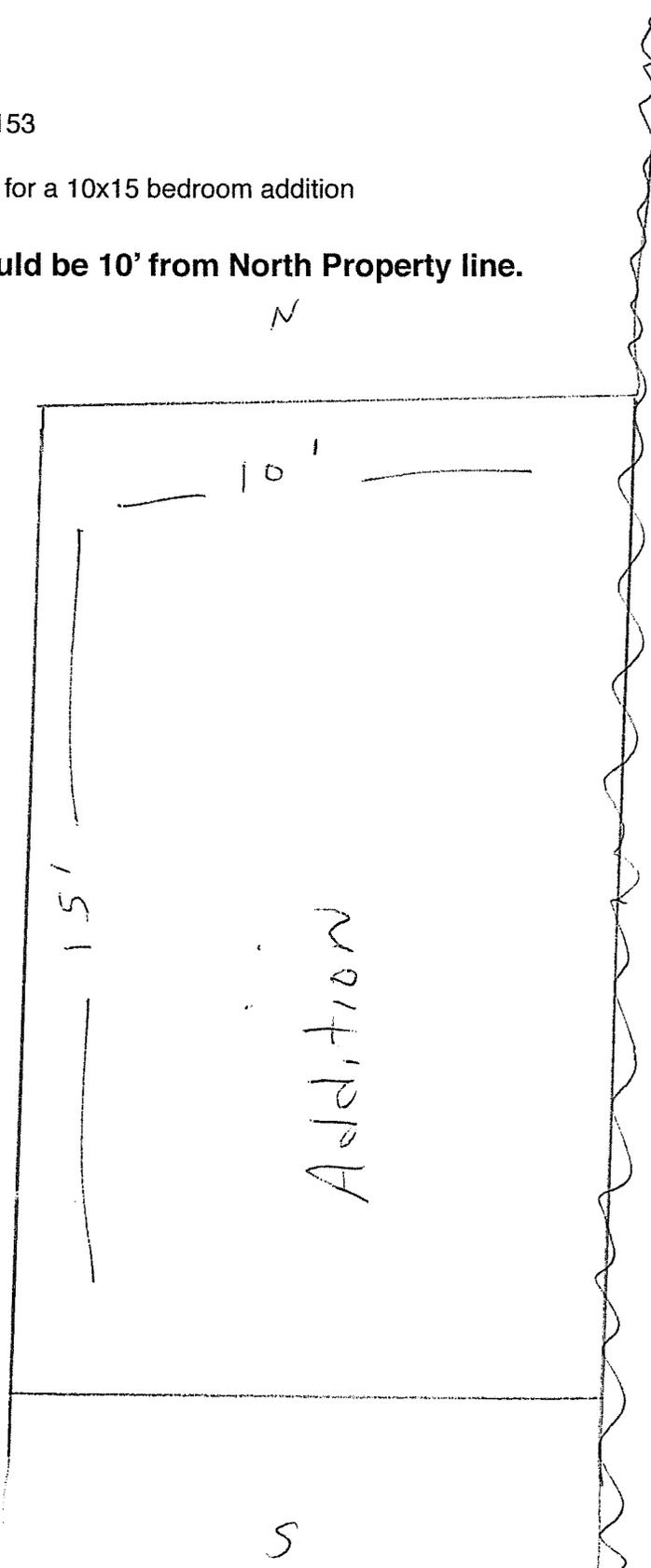
Colleen Edwards
201 6th Avenue SE
Phone # (563) 581-1153

Applying for variance for a 10x15 bedroom addition

The Variance would be 10' from North Property line.

HOSPITAL

2ND Street

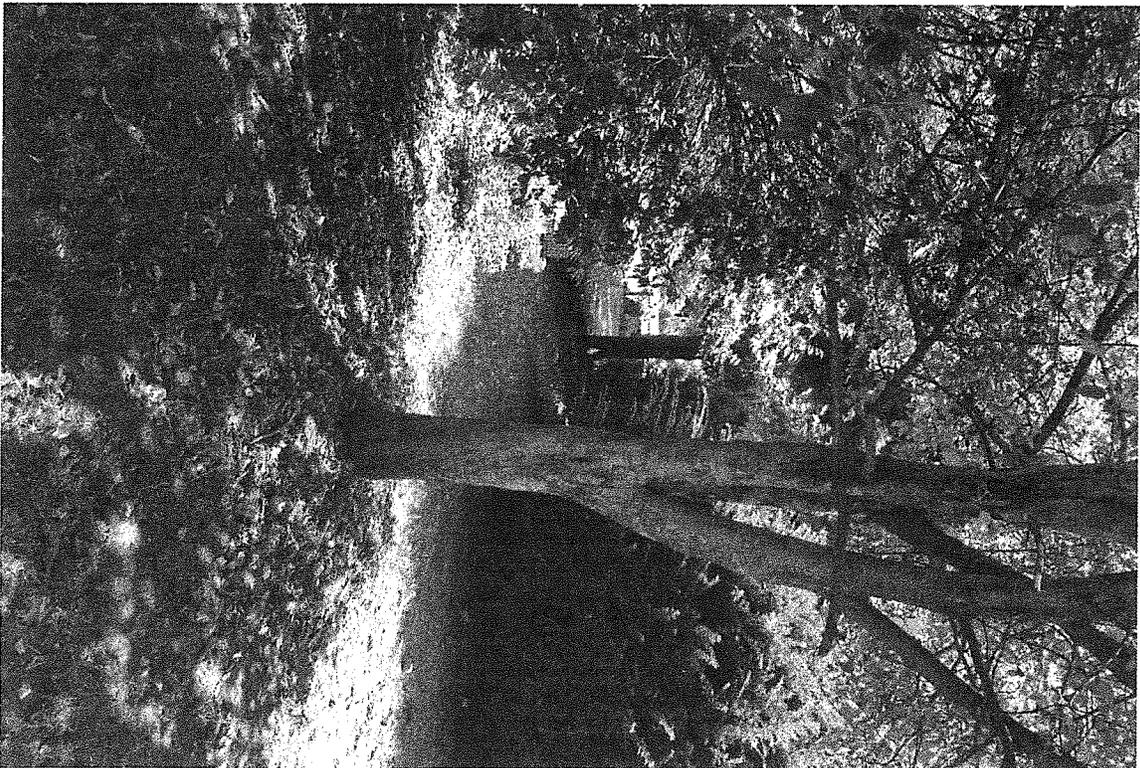


Existing SIDE of House-e





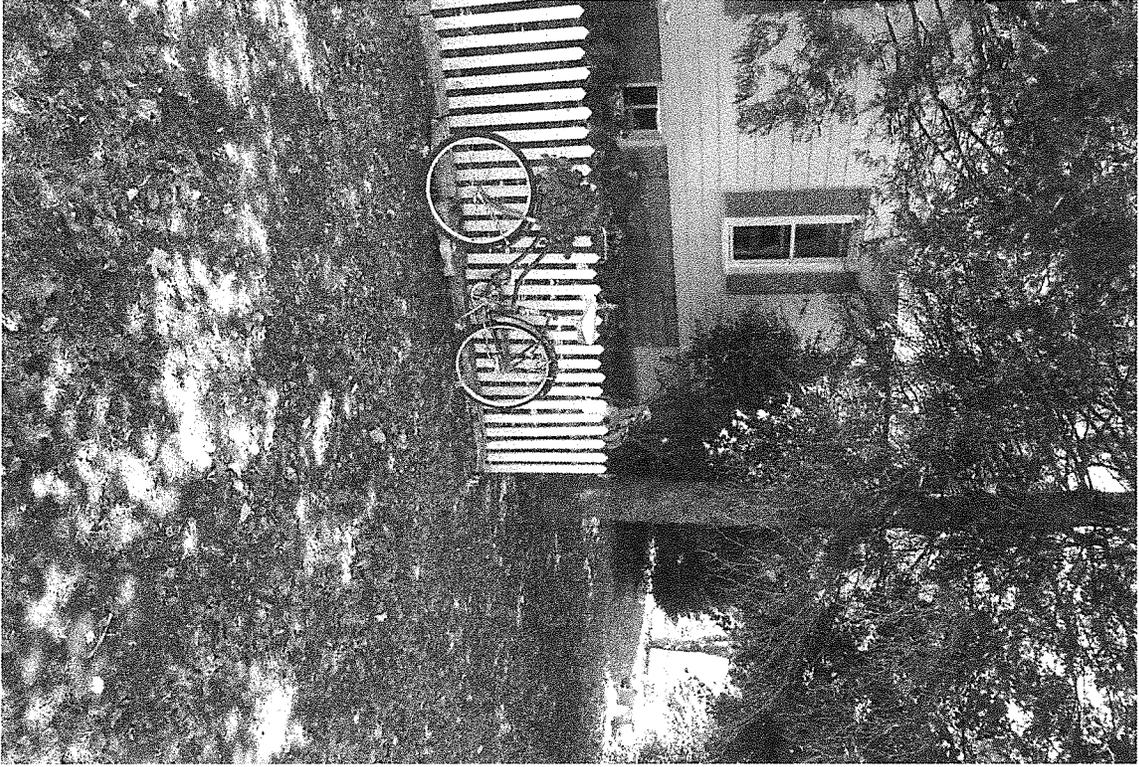
6th Ave Looking east towards the house



2nd St. Looking S. towards the house
40 ft. Curbside of curb to the existing condition



2nd Street looking S. towards the house



CITY OF OELWEIN

Office of

BUILDING AND ZONING INSPECTOR

NOTICE TO INTERESTED PROPERTY OWNERS

BOARD OF ADJUSTMENT

Refer to Appeal No. 20 Z 03

Date August 4, 2020

Dear Property Owner:

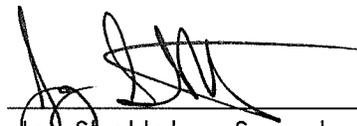
An application for an appeal from the City of Oelwein Zoning Ordinance has been filed with the Board of Adjustment by Susan Kauten. The property is situated in the R1 Residential Zoning district and is located at 814 1st Avenue SW. The request, if approved, would authorize home occupation - dog grooming.

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 August 27, 2020 at 8:00 A.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  _____
Jay Shekleton, Secretary

NUMBER 20 Z03

APPEAL TO BOARD OF ADJUSTMENT
CITY OF OELWEIN

APPLICANT Susan Kauten
ADDRESS 814 1st Avenue SW
LOT DESCRIPTION Lot 108, Block 10, Stickney's Addition
ZONE R1 Residential

DATE August 4, 2020
FILING FEE \$ \$75.00 paid
 LETTER STATING NATURE OF APPEAL ATTACHED
Aug. 17, 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 August 27, 2020

Bateman, Arlene A., 810 1st Ave. SW, Oelwein, IA 50662

DATE PLAN COMMISSION'S
RECOMMENDATION RECEIVED
 ATTACHED

Maxwell, Charlene, 820 1st Ave. SW, Oelwein, IA 50662

DATE OF PUBLICATION NOTICE
August 21, 2020

Belden, Brett & Belden, Beth, 809 2nd Ave. SW, Oelwein, IA 50662

Mitchell, Darlene B., 807 1st Ave SW, Oelwein, IA 50662

REMARKS:

Rolfs, Lavonne F., 821 1st Ave SW, Oelwein, IA 50662

CITY OF OELWEIN

Office of

BUILDING AND ZONING INSPECTOR

NOTICE TO INTERESTED PROPERTY OWNERS

BOARD OF ADJUSTMENT

Refer to Appeal No. 20 Z 04

Date August 6, 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 Cushman & Wakefield. The property is situated in the C2 Commercial Zoning district and is located at 406 3rd Ave SE. The request, if approved, would authorize construction of a multi-unit apartment building.

The Zoning Administrator was required, under the provision of the Zoning Ordinance, to deny the request because 207.3 (A) 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 8/27/2020 at 8:00 A.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  _____
Jay Shekleton, Secretary

NUMBER 20 Z 04

APPEAL TO BOARD OF ADJUSTMENT
CITY OF OELWEIN

APPLICANT Cushman & Wakefield
ADDRESS 406 3rd Ave SE
LOT DESCRIPTION COM 140'W OF NE COR LOT 5 OEL
6TH ADD TH W 175'S 186.9'E 14'S 30'E
158.7'N 216.9'TO PT OF BEG BEING A
PART OF BLK 5 OELWEIN 6TH ADD
ZONE C2 Commercial

DATE August 6, 2020
FILING FEE \$ _____
_____ LETTER STATING NATURE OF APPEAL ATTACHED
Aug. 17, 2020 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 8/27/2020

Gann, Christopher, 314 2nd Ave SE, Oelwein, IA 50662

DATE PLAN COMMISSION'S
RECOMMENDATION RECEIVED
_____ ATTACHED _____

Eick, David A. & Robin A., 525 5th Ave. SE, Oelwein, IA 50662

DATE OF PUBLICATION NOTICE
August 21, 2020

Purdy, Lois L., 326 3rd Ave SE, Oelwein, IA 50662

Rosales, Jose A. & Holden, Katie L., 400 3rd Ave SE, Oelwein, IA 50662

REMARKS:

Rechkemmer, Chad P., 402 3rd Ave. SE, Oelwein, IA 50662

Boulders Inn Oelwein, LLC, 1302 Outer Rd, Oelwein, IA 50662

Oelwein, City Of, City Hall 20 2nd Ave. SW, Oelwein, IA 50662

Sandtocar, LLC, 2240 County Road Ab, Suite L, Mcfarland, WI 53558

Fink, Rose Hamilton & Fink, Joseph, 331 1st Ave. SE, Oelwein, IA 50662

The City is working with a development group to build a 30 unit apartment complex on 406 3rd Ave SE. This apartment complex will also include a commercial component on the end of the building. The commercial unit is zoned appropriately, but in order to put in the apartment, a variance for multi family must be provided. City staff wants to work with both planning and zoning and board of adjustment to understand the need for this variance and how this will help the community. This discussion will allow for the commission to work on questions for staff before a recommendation is needed to board of adjustment.

Dylan Mulfinger
City Administrator
City of Oelwein
20 2nd Ave SW Oelwein, Iowa 50662
319-283-5440



