



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

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