



# 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

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Dylan Mulfinger, City Administrator