



Minutes

Planning and Zoning Commission
20 Second Avenue SW, Oelwein
December 20, 2022 - 5:30 PM

Roll Call

Present: Dave Gearhart, Savannah DeJong, Roger Boylen, Carol Tousley, , David Kral

Approve Minutes

1. Consideration of a motion to approve minutes from the November 21, 2022, meeting.
-Motion by Boylen, 2nd by Tousley

Variance Requests

2. Consideration of a variance application to authorize truck parking on property zoned R1 Residential Single Family. Item was tabled on 11/21/2022.

Discussion about what is considered to be a parking space and proper usage of a R-1 zoned property. Property owner described setting a large gravel U-shaped driveway space on property to park semi with trailer attached, 3 at most, to pickup and drop off shipments from industrial business that is across the street. Parking vehicles in driveway is within R-1 ability but if it is a for profit endeavor it is a business and outside of R-1 zoning. Discussion that it would very rarely be used as a for profit business and the semi's typically would not be parked with a full loaded trailer.

Motion to approve by DeJong, 2nd by Boylen. All approved. Shall proceed to ZBoA for final approval.

3. Consideration of a variance application to authorize reduced setback of required 60' for construction of accessory structure.

Discussion to build a detached garage on property with a reduced setback. Current home is setback less than 25' from property line and owner wants to build a detached garage at that same setback distance. Discussion about building at the 60' setback is difficult due to slope of property and entry into floodplain.

Motion to approve by Dejong, 2nd by Gearhart. All approved. Shall proceed to ZBoA for final approval.

Old business

New Business

New discussion about fencing setbacks for solid fences 6' tall on side yard, why the 2' setback exists. Kral proposed removing that 2' setback on side yard requirement for 6' privacy fencing. All agreed that new language should be presented. Kral said he will create language to be discussed at the next meeting.

Adjournment

Dejong motioned and Gearhart seconded. All were in favor.