



Minutes

Planning & Zoning Meeting

20 Second Avenue SW, Oelwein

March 5, 2026 - 6:00 PM

Roll Call

Present: Gearhart, Sherrets, Boylen, Hull

Absent: DeJong, Schemmel, Kajewski

Also Present: Kral

Approve Minutes

1. Consideration of a motion to approve April 8, 2025 minutes.
 - a. Motion to approve by Sherrets, 2nd by Gearhart, All in favor

New Business

1. Proposal to amend the residential setback regulations in the R-1 and R-2 zoning districts
 - Discussion on changing existing setback regulations by deleting what currently exists. All agreed that changing minimum lot size regulations made sense considering the primary lot sizes already given in the City. Agreed on deleting the special exception concept and just changing front and back setbacks as a whole to 15' as there are already a majority of houses with this footprint type and helps to allow more buildable space on a 50'x100' lot. Concern over have 0' side setbacks discussed in the R-1 area could lead to a domino effect that could result in a 50' lot being 'sandwiched' down into a 30' usable space if a 0' setback were used by neighboring builds. Therefore, it was agreed that 0' setbacks should be regulated exclusively to R-2 builds as it would be more likely a situation only useful to rowhome/townhome style areas.
 - Motion to recommend to Council the change of setbacks and lot size minimums based on discussion vs original agenda packet recommendation (15' front and rear, 5' side, 50' width and 5000sq ft for R-1. Agenda packet attachment recommend regulation for R-2) Motion made by Hull, 2nd by Boylen. All in favor.
2. Re-Zone from R-1 to R-2
 - Discussion on Re-zone of 201 9th Ave. SW, 204 8th Ave. SW, 208 8th Ave. SW, and Parcel #1820435019. This is to allow multi-residential development of this area which as discussed has a potential as a catalyst for redevelopment of the rest of the area. A builder is already submitting plans for development on the 9th Avenue location with plans to potentially continue onto 204 8th. All agreed that this area would be a great development opportunity considering size and location of lots and relative surroundings.
 - Motion to recommend to Council to approve re-zoning of 201 9th Ave. SW, 204 8th Ave. SW, 208 8th Ave. SW, and Parcel #1820435019 from R-1 to R-2. Motion by Gearhart 2nd by Boylen. All in favor.

Adjournment

Motion by Sherrets, 2nd by Gearhart, Adjourned