



Minutes

Planning and Zoning Commission
Oelwein City Hall, 20 2nd Street SW, Oelwein
September 18, 2023 - 5:30 PM

Roll Call **Present: Hull, Boleyn, Tousley,
Sherrets, Dejong**
Also Present: David Kral, Chris Link
Absent: Hull, Gearhart

Approve Minutes

1. Consideration of a motion to approve the minutes of the August 21, 2023, Planning and Zoning Commission meeting.

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

Motion Carried

Old Business

1. Resume discussion regarding Special Exception to Setback Relaxation.

-Continued discussion regarding how the special exception to setback relaxation would work. Explained how it would have to be voted on by the ZBA to be allowed, it would decrease the application of variance denials, and help utilize space of existing construction that does not meet required setbacks throughout town.

-A motion was made by Boylen, and 2nd by Sherrets, to recommend to council to add language to code matching what was attached to agenda and also adding to section 203.2 which would be zoning R-2.

-All voted in favor.

New Business

2. Discussion regarding Shipping Containers

-Discussed allowance of shipping containers to be used as accessory structures, or even primary structures, in residentially zoned areas and potential requirements therefore. Kral explained that the city has adopted IBC 2021 which explains requirements for using shipping containers as residential permanent structures. The language in the code book is very extensive and confusing and difficult to explain to citizens. The primary thing necessary for placing a storage container on property would be a foundation and attachment. Group discussed what we would potentially require for foundations and finishes if we were to accept. Discussion involved foundation types, attachment types, and finishing types. Suggestion arose that adding language that did not allow shipping containers as accessory structures on residential property is the best course of action as any potential requirement for foundation or finish would negate the point that most people would buy a storage container for which is potential cost savings.

-Motion by Dejong, 2nd by Sherrets, to recommend adding language to definition section of zoning describing shipping containers similar to what was added to agenda item as well as adding language to residential zoning section prohibiting use of shipping containers as accessory structures on residential property.

-All voted in favor.

3. Discussion regarding Utility Tarps

-Discussion on adding language regarding the usage of utility tarps, and the like, into chapter 25 of city code. Kral described how numerous properties throughout town have used utility tarps to cover roof holes or broken windows or other openings for extended periods of time. Kral described how the IPMC used to have language involving utility tarps, but it has since been removed, likely to allow cities to describe usage independently. Discussion revolved around homes that have had tarps covering their roofs for multiple years, porches covered by tarps creating a poor appearance and blight, and storage of items covered in tarps. Group discussed the agenda attachment language and how other cities have language involving tarps. Kral presented a 2nd language option of:

“X. Utility Tarps. A utility tarp or similar plastic membrane may be used as a roof covering for no more than 90 days. Use of a utility tarp to cover a porch, carport, doorway, garage, or window is prohibited. Utility tarp or similar plastic membrane used as outdoor storage coverage in the front yard is prohibited”

Group decided this language covered everything we want and the 90-day allowance was fair. Discussed if something such as a nylon carport or overhang would count, and it was discussed that those sort of products are not a utility tarp but rather a pre-made product for a specific usage.

-Motion by Dejong, 2nd by Boylen, to recommend to council the 2nd language option described above to be added to chapter 25 of city code.

-All voted in favor

Adjournment

A motion was made by Sherrets, seconded by Tousley to adjourn. All voted aye.