



# Minutes

Planning and Zoning Commission  
20 Second Avenue SW, Oelwein  
August 17, 2020 - 5:30 PM

Roll Call            Present            Gearhart, Rueber, Keeley, Boleyn, Tousley  
                         Absent            DeJong  
                         Also Present      City Administrator Mulfinger, Colleen Edwards, Christine Griffiths,  
   Susan Kauten, Joyelle Pint

## Approve Minutes

1. Consideration of a motion to approve the minutes of the July 13, 2020 meeting

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

Motion Carried

## Variance Requests

2. Consideration of Variance Request #20Z02 - Construction of a 15' x 10' bedroom addition within three feet of the front (north) property line

Tousley questioned how many trees would be removed from the property to accommodate the addition. Edwards stated there would only be one tree removed, which is a dead pine tree.

Gearhart questioned if any of the neighbors would be affected by the addition. Edwards stated there was a rental property to the south and the addition would not affect the neighbor to the east.

Rueber stated that it was a good location to build an addition. It is not blocking any line of site at the intersection or view from any adjacent property.

A motion was made by Tousley, seconded by Rueber to recommend approval of the request. All voted aye.

2. Consideration of Variance Request #20Z03 - Home Occupation for a Dog Grooming Business

Gearhart questioned if dogs would be housed at the dog grooming business. Kauten stated dogs would be dropped off for the grooming and called for pick up once the grooming was completed, or the business would deliver the dogs back to the owner. No dogs would be kenneled at the location of the business

Boleyn stated it would not be any different than a hair salon.

A motion was made by Boleyn, seconded by Gearhart to recommend approval of the request. All voted aye.

3. Consideration of Variance Request No. #20Z04 - Construction of a multi-unit apartment unit

Mulfinger explained the details of the building site to the Planning and Zoning board.

Gearhart questioned where the building would be set on the property and would there be a fence around the property. Mulfinger did not have the details of the exact location of the building or the fence.

Boleyn made the suggestion to wait until the development company had all the details in place before moving forward with the approval. Mulfinger stated the company did not want to invest the money if the request was not approved.

Tousley stated she understood the company not investing more money into the project until the request is approved.

Rueber stated that she liked the potential diversity of the apartments.

Tousley questioned if they have had a survey completed. Mulfinger replied, there has been a survey and Oelwein is in need of apartment housing.

A motion was made by Tousley, seconded by Boleyn to recommend approval of the request. All voted aye.

#### New Business

Mulfinger stated that Planning and Zoning will meet on the scheduled dates for the rest of the year to discuss variances, zoning regulations, and to be better educated on planning and zoning.

#### Adjournment

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

Motion Carried

Respectfully,

Jay Shekleton, Building Official