



Minutes

Zoning Board of Adjustment
20 Second Avenue SW, Oelwein
August 27, 2020 - 5:30 PM

Roll Call Block, Crawford, Ganske, Garrigus, O'Connell

Also present Greg Bryan, Dave Eick

Approve Minutes

1. Consideration of a motion to approve the minutes of the July 23, 2020 meeting

A motion was made by Ganske, seconded by O'Connell. 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 at 201 6th Avenue SE

Crawford stated he thought the existing sidewalk should be extended on the North side of the property.

Ganske stated there should be a sidewalk extension on the North side of the property since the property is only a couple of blocks away from the school and hospital. Ganske stated he was concerned of how close the addition would be to the sidewalk if the sidewalk was extended to the east.

A motion was made by Ganske, seconded by Crawford to deny approval of the request. All voted Aye.

3. Consideration of Variance Request #20Z03 - Home Occupation for a Dog Grooming business at 814 1st Avenue SW

Charlene Maxwell was not present but provided a letter for the board stating her concerns about the location of the fence dividing the two properties. Maxwell stated that she would like the fence moved to the property line.

Crawford stated he would like the fence taken care of before a motion was made for the request. Shekleton stated the Community Development Dept. would be addressing both property owners to make sure the fence would be moved to the proper location.

A motion was made by Ganske, seconded by Crawford to approve the request. All voted aye.

4. Consideration of Variance Request #20Z04 - Construction of a multi-unit apartment at 406 3rd Avenue SE

Garrigus stated his concern that the building site and location was too close to the four-lane highway. Garrigus thought the location would be better suited for a commercial building instead of a residential.

Ganske questioned if the thirty-unit apartment building would ever be filled based on the rental fees. Ganske stated he would like to see a smaller building with fewer apartments so the building would be fully occupied. Ganske also stated he would like to see the apartment building in a different location.

Mulfinger stated that the lack of quality housing is a barrier in the City of Oelwein.

O'Connell questioned Shekleton if he thought there would be families that could afford the seven to nine hundred dollars/month rent. Shekleton answered yes, based on his experience with the rental inspections and quality of housing available.

Bryan stated that the site could be a great spot for future businesses along the Hwy. 150 corridor.

A motion was made by Ganske, seconded by Garrigus to deny the request. Four voted aye. One (O'Connell) voted nay.

Old Business

New Business

Adjournment

A motion was made by Crawford, seconded by Garrigus to adjourn. All voted aye.

Jay Shekleton