



Agenda

Planning and Zoning Commission
Oelwein Community Plaza, 25 West Charles, Oelwein
5:30 PM

May 03, 2021
Oelwein, Iowa

Mayor: Brett DeVore
Mayor Pro Tem: Warren Fisk

Roll Call

Approve Minutes

- [1.](#) Consideration of a motion to approve the minutes of the November 16, 2020 meeting

Variance Requests

- [2.](#) Consideration of a request to rezone 1105 North Frederick and 1205 North Frederick from C2 Commercial to R1 Residential
- [3.](#) Consideration of Zoning Request #21Z01 which if approved would authorize the use of a structure as a residence at 131 12th Street SE

Old Business

New Business

Adjournment

In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 319-283-5440



Minutes

Planning and Zoning Commission
Oelwein Community Plaza, 25 West Charles, Oelwein
November 16, 2020 - 5:30 PM

Roll Call **Present: DeJong, Gearhart, Rueber, Boleyn, Tousley**
 Also Present: Shekleton, Mulfinger, Melchert
 Absent: Keeley

Approve Minutes

1. Consideration of a motion to approve the minutes of the August 17, 2020 Planning and Zoning Commission

A motion was made by Rueber, seconded by DeJong. All voted Aye.

Motion Carried

Variance Requests

2. Consideration of Variance Request No. 20Z05 from Kristie Melchert, 1323 Elm Street for a Home Occupation of a Hair Salon

Gearhart questioned if there was plenty of parking. Melchert stated there would be parking in the driveway of the residence.

Tousley questioned were they would enter the home. Melchert stated there is an additional side door they would enter to the basement.

Tousley questioned if Melchert would be the only person working in the salon. Melchert stated that she is the only person working in the salon.

Mulfinger questioned the hours of business. Melchert stated the business hours would be from 9:00 am to 7:00 pm.

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

Old Business

New Business

Mulfinger stated that all training meetings for Planning and Zoning and the Board of Adjustment will be cancelled until March. Both Commissions will still meet on the scheduled dates for all future requests.

Adjournment

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

Jay Shekleton, Building Official

9 April 2021

Mark and Margaret March
1105 N. Frederick Ave
Oelwein, Ia 50662

And

Gerald & Norlene Buhr
4528 Palace Rd.
Oelwein, IA 50662

City of Oelwein
Jay Shekleton
Building Official/Zoning Administrator
20 2nd Ave SW
Oelwein, IA 50662

RE: Zoning Reclassification request

To Whom It May Concern:


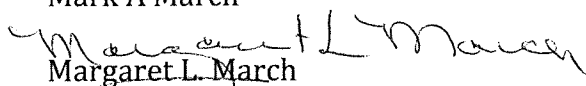
Mark and Margaret March recently purchased the property at 1105 N Frederick Ave, Oelwein, Iowa with the intention of making it a residential property. It is currently zoned as a C-2 property.

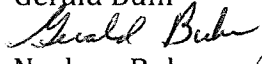
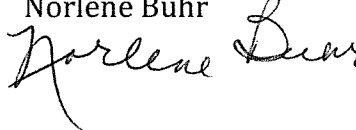
Gerald and Norlene Buhr own the property at 1205 N. Frederick Ave, Oelwein, Iowa; which is currently classified as residential on Beacon.

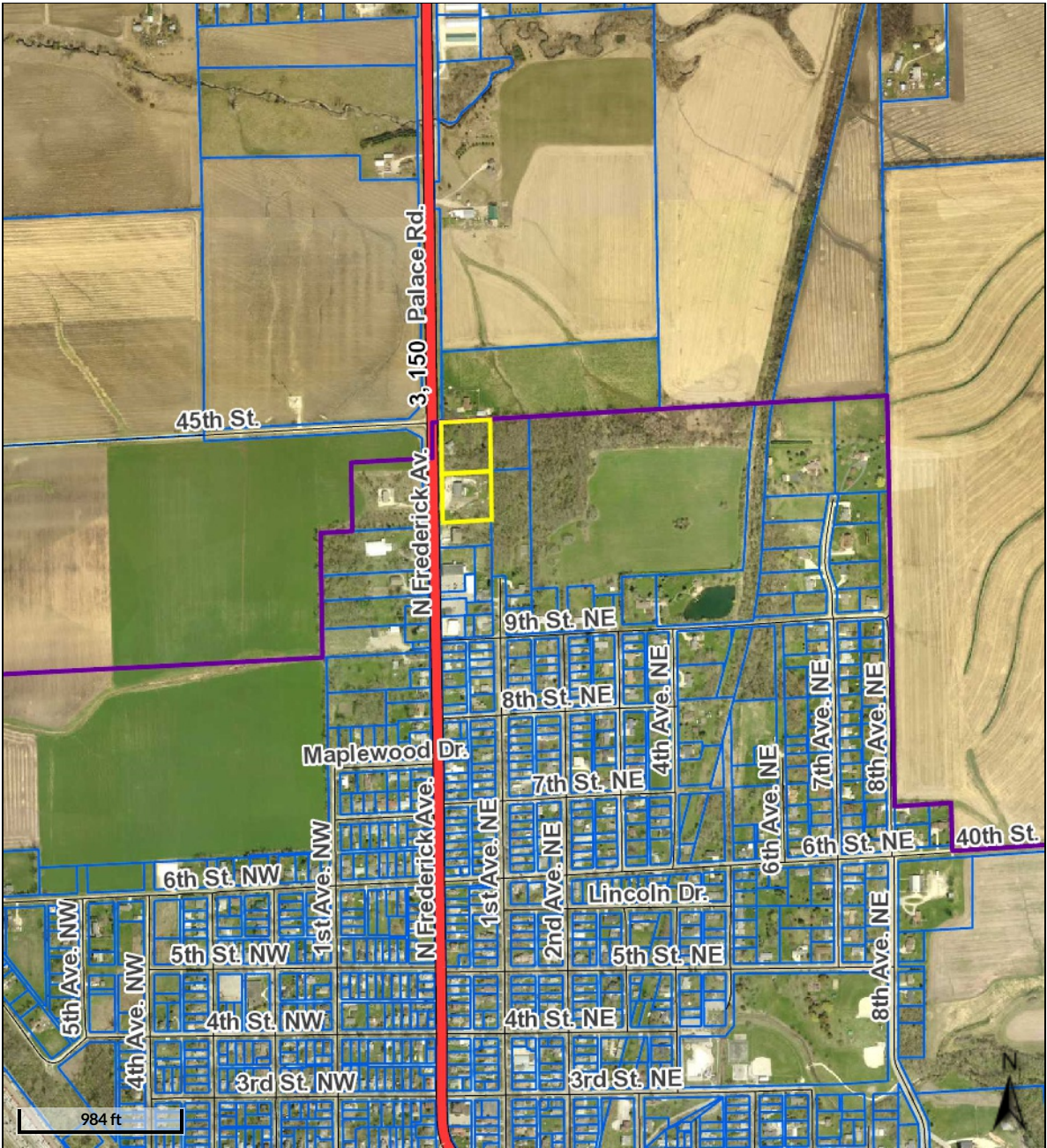
Both parties are requesting the City of Oelwein zoning committee grant a change to reflect both properties as Residential.

Mark March and Margaret March additionally request a temporary occupancy waiver for property at 1105 N Frederick to allow for necessary remodeling to begin as soon as possible.

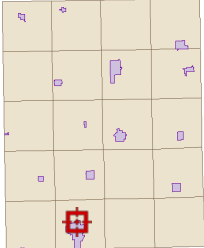
Sincerely


Mark A March

Margaret L. March







Gerald Buhr

Norlene Buhr




Overview



Legend

-  Corporate Limits
-  Parcels
- Major Highways**
 -  County Highway
 -  Federal Highway
 -  State Highway
 -  Roads

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CITY OF OELWEIN

Office of

BUILDING AND ZONING INSPECTOR

NOTICE TO INTERESTED PROPERTY OWNERS

BOARD OF ADJUSTMENT

Refer to Appeal No. 21 Z 01

Date April 28, 2021

Dear Property Owner:

An application for an appeal from the City of Oelwein Zoning Ordinance has been filed with the Board of Adjustment by Kylie Kuhl. The property is situated in the C2 Commercial Zoning district and is located at 131 12th St SE. The request, if approved, would authorize use of one of two structures as a residence, with the second for a home remodeling business.

The Zoning Administrator was required, under the provision of the Zoning Ordinance, to deny the request because 207.3 (B) requires a special exception.

However, the Board of Adjustment, under certain conditions and safeguards, may have the authority to grant the request. A public hearing will be held by the Board of Adjustment on May 13, 2021 at 5:30 p.m. in the Oelwein Community Plaza, at which time you may submit your views on the matter in person, by writing, or by representative.

If you know of any interested property owner who, for any reason, has not received a copy of this letter, it would be greatly appreciated if you would inform them of the time and place of the hearing.

BOARD OF ADJUSTMENT

BY _____
Jay Shekleton, Secretary

NUMBER 21 Z 01

APPEAL TO BOARD OF ADJUSTMENT
CITY OF OELWEIN

APPLICANT Kylie Kuhl
ADDRESS 131 12th St SE
LOT DESCRIPTION _____

ZONE C2 Commercial

DATE April 28, 2021
FILING FEE \$ \$75.00 paid

LETTER STATING NATURE OF APPEAL ATTACHED
May 3, 2021 DATE REFERRED TO PLANNING COMMISSION

ADMINISTRATIVE OFFICER'S REVIEW ATTACHED

SHOW LOT DIMENSIONS

See attached

LOCATION AND SIZE
OF BUILDING

ADJOINING PROPERTY OWNERS NAMES AND ADDRESSES

DATE OF HEARING May 13, 2021

DATE PLAN COMMISSION'S
RECOMMENDATION RECEIVED

ATTACHED _____

Strepke, Donald L., 101 12th St. SE, Oelwein, IA 50662

Woodward, Gary & Linda, 154 12th St. SE, Oelwein, IA 50662-3026

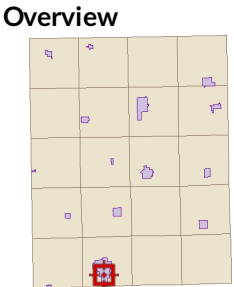
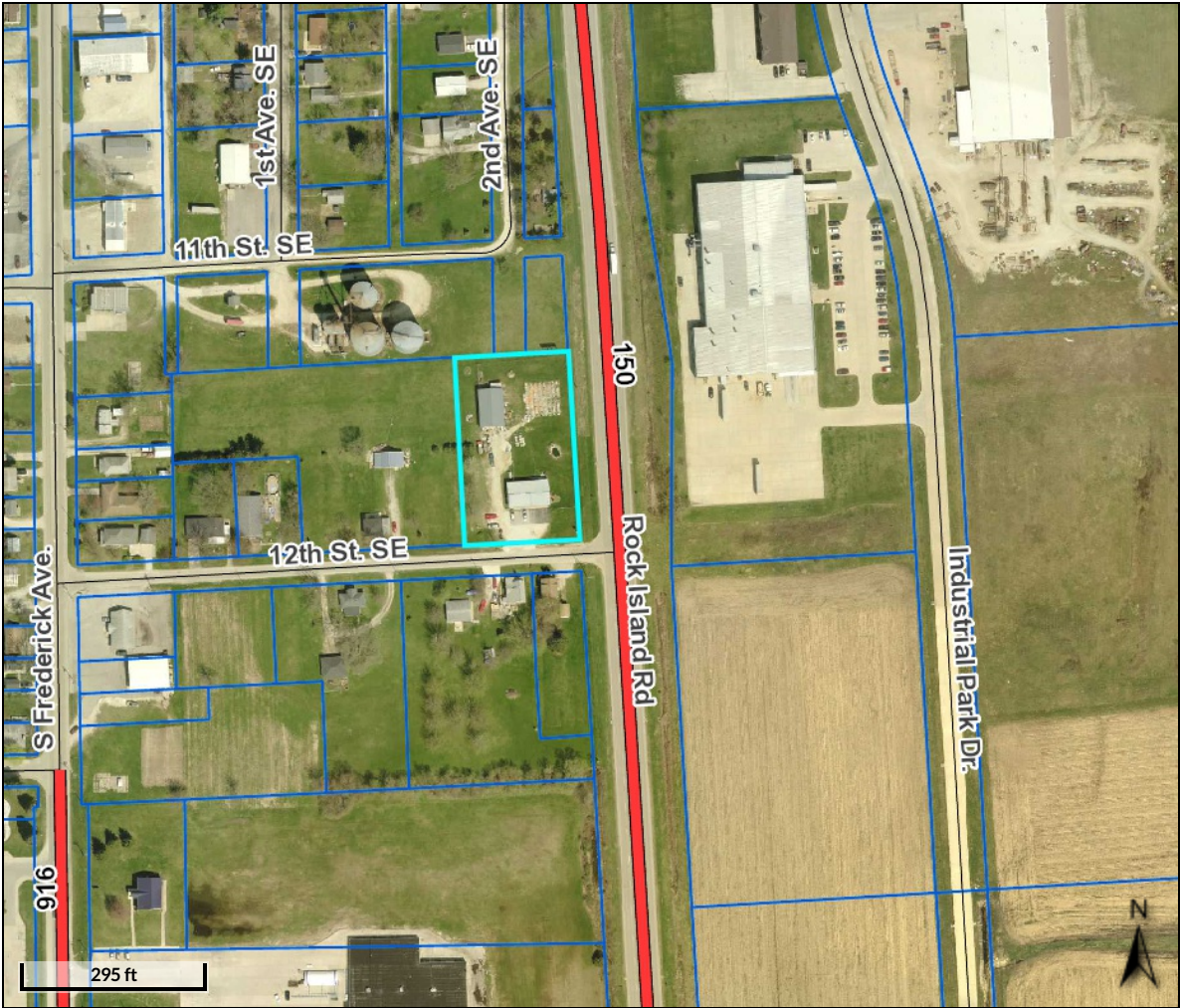
DATE OF PUBLICATION NOTICE
May 7, 2021

Kruger, Caleb Michael, PO Box 429, Fairbank, IA 50629

Oelwein Elevator Co., 305 9th St. SW, Oelwein, IA 50662-2966

REMARKS:

21-Z-01 Special Exception Request



- Legend**
- Corporate Limits
 - Parcels
 - Major Highways**
 - County Highway
 - Federal Highway
 - State Highway
 - Roads

Parcel ID	1828403013	Alternate ID	n/a	Owner Address	Penhollow, Royce R & Nancy K
Sec/Twp/Rng	28-91-9	Class	C		723 1st Ave. NE
Property Address	131 12TH ST. SE	Acreage	1.18		Oelwein, IA 50662-
	OELWEIN				

District OELWEIN OELWEIN INC
Brief Tax Description LOT 13, 14, 15 & E
 174.33' LOT 32, BLK
 1, RIDLERS ADD & E
 174.33' OF N 2 AC
 LYING W R.R., R.O.W.
 S 1/2 NW SE EX W150'
 THEREOF 28-91-9
 (Note: Not to be used on legal documents)

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