

CITY OF OSKALOOSA
BOARD OF ADJUSTMENT
Meeting Minutes
Tuesday, March 24, 2026

A regular meeting of the Board of Adjustment was called to order at 5:00 P.M. by chair Royce Spoelstra at City Hall, 220 South Market Street, Oskaloosa, Iowa.

1. Roll Call

Present: Royce Spoelstra, Steve Kaisand, Sue Ward (on Teams), Byron Bruxvoort, Chuck Webb,
Cody Scholtus

Absent: Donna Scanlon

Staff: Shawn Christ, Adam Eklofe

Others: Michael Bialas

- 2. Approval of Minutes.** It was moved by Webb, seconded by Scholtus, to approve the January 27, 2026 minutes with a correction that adjournment was seconded by Scholtus (not Spoelstra). The motion and correction carried unanimously.

- 3. Citizens to be Heard.** None

4. New Business.

- A. Consider a Conditional Use Permit for a multi-unit dwelling development in a GC General Commercial district at 2345-2357 Coal Mine Loop

Hubbell Realty proposes a multi-unit dwelling development in Gateway Commercial Park at 2345-2357 Coal Mine Loop called "Westgate Townhomes", containing 48 townhome-style apartment units plus parking and located south of Trio Entertainment Complex. The application was found to meet all review criteria.

Applicant Michael Bialas introduced the project and answered questions. Following discussion it was moved by Webb, seconded by Scholtus, to approve the Conditional Use Permit as submitted. Motion carried unanimously.

- 6. Adjournment.** With no further business it was moved by Ward, seconded by Webb, to adjourn the meeting at 5:08 pm. Motion carried unanimously.

Minutes by Shawn Christ