

INDIANOLA PLANNING AND ZONING COMMISSION
REGULAR SESSION
DECEMBER 11, 2012
6:00 P.M.

The meeting was called to order by Chairperson Duane Dixon and on roll call the following members were present:

Mike Coppess
Duane Dixon
Mary Donaghy
Leslie Held
Doug Opie
Bob Ormsby
Karla Roush
Dan Wood

Also present: Larry McConnell, Mindi Robinson and Chuck Burgin.

The minutes of the November 13, 2012 meeting were approved on a motion made by Donaghy and seconded by Roush. Question was called for and on voice vote Chairperson Dixon declared the motion carried unanimously.

Consider request from Larry McConnell to rezone a portion of the SE 1/4 of the NE 1/4 of Section 29, Township 76, Range 23, locally known as 2008 East 2nd Avenue from A-1 Agriculture to C-2 Highway Commercial.

Chuck reviewed the request from Larry McConnell to extend the C-2 zoning of his property at 2008 East 2nd Avenue approximately 230' to the north. Chuck explained that the north boundary line of the requested commercial zoning aligns with the rear yard of the adjacent residential properties to the east. Limiting the rezoning to this boundary depth allows residential development to continue along East 1st Avenue in the future.

Chuck also explained he spoke with Larry expressing concerns of the variety of permitted uses within the C-2 zoning classification. After discussion, Larry agreed to place a condition with the rezoning request which limits the future uses of the property to self storage facilities, business and professional offices and personal service and repair shops. Chuck explained to the Commission that if the rezoning was approved the motion also include amending the future land use map to reflect the area as C-2 zoning.

Commission discussed the definition of self-storage units and personal service and repair shops. Commission also discussed C-2 zoning along the highway corridors and how deep that zoning typically is.

Motion was made by Wood and seconded by Opie to approve the request from Larry McConnell to rezone a portion of the SE 1/4 of the NE 1/4 of Section 29, Township 76, Range 23, locally known as 2008 East 2nd Avenue from A-1 agriculture to C-2 highway

commercial with the condition that only self storage facilities, business and professional offices and personal service and repair shops be constructed and amend the Future Land Use Map within the comprehensive plan to reflect the zoning as C-2 in that area. Question was called for and on voice vote motion carried unanimously.

Consider amending C-3 General Retail and Office zoning to include community meeting rooms.

Chuck explained the majority of area within the C-3, general retail and office, was the central portion and one block in either direction of the city square. Businesses such as restaurants and clubs or lodges can provide this type of service as an accessory to the existing use. The concern of amending C-3 to include community meetings rooms is off street parking. Because there is no off-street parking required for any of the existing businesses on the square, appropriate regulation limiting the size is needed.

Chuck outlined three ways to achieve the balance of allowing community meeting rooms in C-3 zoning with the parking limitations allowed around the square.

1. Limit the square footage of the building to be utilized as a community room. For example, an existing building could utilize 50% of the floor space to be used as a community room. This option limits the area needed for off-street parking and keeps the integrity of promoting retail/office space on the square. However, buildings with large amounts of floor area still may create parking issues.
2. Limit the space to a maximum number of occupants. The amendment would simply read as follows: *community rooms are permitted and shall not exceed an occupant load of more than 100*. The actual number can be determined by the commission.
3. Place community rooms as a special use permitted by the Board of Adjustment. The C-3 zoning classification still would be amended, however it would be placed under *Special Uses and Structures*. Future applicants would be required to apply for a special use permit. This option would require a public hearing and therefore a waiting period of about 45 days and a \$100.00 fee to go before the Board would be required. The Board of Adjustment members would have the option of looking at each individual application to determine if the specific site would have conflicts with any existing uses.

Commission discussed buildings around the square that would be able to accommodate a community meeting room. Commission discussed the limitations that the Board of Adjustment would be able to place.

Motion was made by Opie and seconded by Ormsby to approve amending C-3 zoning as a special use permitted by the Board of Adjustment to include community meeting rooms. Question was called for and on voice vote Ayes: Coppess, Dixon, Donaghy,

Held, Opie, Ormsby, Roush. Nays: None Abstain: Wood. Chairperson Dixon declared the motion approved.

Meeting adjourned on a motion by Coppess and seconded by Donaghy.

Duane Dixon, Chairperson

Mindi Robinson