

INDIANOLA PLANNING AND ZONING COMMISSION
REGULAR MEETING
FEBRUARY 11, 2014
6:00 P.M.

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

Joe Butler
Tiffany Coleman
Mary Donaghy
Cindy Johnson
Doug Opie
Bob Ormsby
Misty Soldwisch
Dan Wood

Also present: Tim Walpole of Three-sixty Group, Eric Cannon of Snyder and Associates, Mindi Robinson and Chuck Burgin.

The minutes of the January 14, 2014 meeting were approved on a motion made by Wood and seconded by Donaghy. Question was called for and on voice vote Chairperson Ormsby declared the motion carried unanimously.

Election of Officers

Chuck reported Ormsby has served as Chair for one year. Vice Chair, Karla Roush, has resigned her position.

Motion was made by Opie and seconded by Donaghy to elect Bob Ormsby as Chair. Ayes: Butler, Coleman, Donaghy, Johnson, Opie, Ormsby, Soldwisch, Wood. Nays: None.

Motion was made by Donaghy and seconded by Coleman to elect Doug Opie as Vice Chair. Ayes: Butler, Coleman, Donaghy, Johnson, Opie, Ormsby, Soldwisch, Wood. Nays: None.

Consider Final Plat of Summercrest Hills Plat # 4

Chuck reviewed the plat stating both Planning and Zoning and City Council approved the preliminary plat of this area in December of 2013. The final plat consists of six commercially zoned lots on 12.87 acres. It also includes a new street extension of East Trail Ridge Avenue from Highway 65-69 running east and street extension of both North 3rd and North 6th Street.

In conjunction with the Highway 65-69 Improvement Project that is planned to take place later this summer, the new intersection of Highway 65-69 and East Trail Ridge Avenue will be protected by traffic signals as part of the highway project.

Listed below are the recommend changes to the plat.

1. Remove the 30' landscape buffer on the east side of Lot 4.
2. The 20' sanitary sewer easement along the east side of lot 6 needs to be identified as a public utility easement.
3. The ownership of Outlot Y of Summercrest Hills Plat 1 needs to be confirmed to allow for additional storm water retention on said lot.

Eric Cannon spoke in favor of the plat and agreed that the three recommended changes will be addressed. Outlot Y will be acquired by the developer prior to development.

Butler stated he will abstain from the vote.

Motion was made by Wood and seconded by Opie to approve the Final Plat of Summercrest Hills Plat 4 with the listed changes completed prior to Council approval. Question was called for and on voice vote Ayes: Coleman, Donaghy, Johnson, Opie, Ormsby, Soldwisch, Wood. Nays: None. Abstain: Butler.

Consider change to the zoning ordinance requiring Planning and Zoning Commission action and Council approval of development of over one acre parcels.

Chuck reviewed the proposed ordinance would only affect two family and multi-family development projects on site in excess of an acre. If approved, the amendment will be placed within the permitted principal uses within R-3 (mixed residential) and R-4 (multi-family) zoning districts with special requirements noted within each classification. There is no land at this time zoned R-4, however the change will still be made. The City Attorney determined the Zoning Ordinance was more appropriate than the Site Plan Ordinance as originally discussed.

Chuck stated the key purpose of the change is to allow existing residents within a neighborhood an opportunity to comment on developments of this type prior to a building permit being issued.

Chuck addressed the issues which need Commission input:

- A. The draft of the proposed ordinance exempts single family dwellings, educational institutions and religious institutions. The commission may want to reconsider educational and religious institutions.
- B. The commission may want to include townhome developments as an exemption.

Ormsby addressed his concerns allowing institutions be exempt. Commission discussed the option of including the special requirements within all residential zoning classifications. Commission questioned the need to include townhome developments as an exemption and condominiums versus townhomes. Butler expressed his concerns

regarding the townhome exemption as this could be a loophole for developers because of rental issues.

Commission asked staff to modify the ordinance including all permitted uses as well as A-1, R-1 and R-2 zoning classifications and decrease the notification from 20 days prior to 15 days prior to the meeting and discuss at the March meeting.

Meeting adjourned on a motion by Opie and seconded by Coleman.

Bob Ormsby, Chairperson

Mindi Robinson

Commission began public input meeting for one-way versus two-way streets of Howard and Buxton.

Commission discussed the traffic signal modification estimate. Commission also discussed the need to consider the cost factor when making a decision. Chuck explained that Planning and Zoning should consider the benefit to the public, and the decision should not be based on cost. Council will determine if cost justifies the change.

Those speaking in favor of changing the streets to two-way traffic were:

Elaine Ansley, 1000 North Buxton Street

Those speaking against changing the streets to two-way traffic were:

Betty Crawford, 105 East Clinton Avenue
Linda & Gerald Hayes, 125 West Salem Avenue / 22602 Hwy. 69
Dwight Meacham, 908 North Buxton Street
H.R. Wilson, 506 North Howard Street
Kathleen Clarke, 1007 North Buxton Street
Gary Denniston, 605 South Buxton Street
Luella Nickelson, 509 North Howard Street
Richard Wagner, 305 North Howard Street
Brian Krier, 406 East Clinton Avenue

Additional discussion on the proposed change was as follows:

- Why the change is being discussed
- Additional stop signs
- Install rumble strips
- Concern on street parking areas
- Speed of traffic
- Cost of new signs and signals
- Future location of bike trails

- Install speed humps
- Flow of traffic on the square
- Vehicle traffic going the wrong way
- Flashing yellow lights