

INDIANOLA PLANNING AND ZONING COMMISSION
REGULAR SESSION
FEBRUARY 14, 2012
6:00 P.M.

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

Tiffany Coleman
Mike Coppess
Duane Dixon
Leslie Held
Bob Ormsby
Ivan Richert
Dan Wood

Also present: Mindi Robinson and Chuck Burgin.

The minutes of the January 10, 2012 meeting were approved on a motion made by Richert and seconded by Dixon. Question was called for and on voice vote Chairperson Coleman declared the motion carried unanimously.

Election of Officers

Motion was made by Wood and seconded by Richert to nominate Dixon as Chairperson. A motion was made by Coppess and seconded by Wood to cease nominations. Question was called for and the motion passed unanimously.

A vote to approve Dixon as Chairperson was approved unanimously.

Motion was made by Wood and seconded by Coppess to nominate Ormsby as Vice Chairperson. A motion was made by Coppess and seconded by Richert to cease nominations. Question was called for and the motion passed unanimously.

A vote to approve Ormsby as Vice Chairperson was approved unanimously.

Consider rezoning vacant lot legally described as lot 9 and the south ½ of N/S alley and the south 6' of the east 50' of the west 150' of the E/W alley with block 18 of Jones and Windles Addition and locally known as 506 West 2nd Avenue.

Chuck informed the Committee that the city purchased the property as part of the D&D program in February of 2011. Property adjacent to the west is currently zoned C-2 while property on the north, east and south is currently zoned R-2. Chuck further stated that over the past 25 years, the Planning and Zoning Commission and City Council have been very supportive of rezoning small parcels along the highway corridors to commercial.

Commission discussed other properties along the highway corridors that have been rezoned to C-2 highway commercial zoning.

Motion was made by Richert and seconded by Dixon to rezone 506 West 2nd Avenue from R-2 single and two family residential to C-2 highway commercial. Question was called for and on voice vote motion carried unanimously.

Consider amending the buffer requirements in Sec. 166.04 (j) Specific Design Standards Requirement of the Site Plan Ordinance.

Chuck reviewed with the commission that this was an action item from the 2011 comprehensive plan update. Areas in consideration of requiring additional buffers are between single family dwellings and other permitted uses within residential zonings requiring parking lots, such as schools, churches, apartment complexes or community halls.

Chuck provided maps of existing properties that if they expanded by 1000 square feet or 50% of the current floor plan would require this buffer if commission and the council approved the amendment.

Commission discussed existing buffer requirements of residential, commercial and industrial uses and zonings. Commission also discussed adding a distance requirement to the amendment.

Motion was made by Richert and seconded by Dixon to add a distance requirement to the amendment and bring the consideration back to the commission at the March meeting. Question was called for and on voice vote motion carried unanimously.

Other business

Chuck and the commission spoke regarding the parkway action item from the 2011 comprehensive plan update.

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

Tiffany Coleman, Chairperson

Mindi Robinson