

INDIANOLA PLANNING AND ZONING COMMISSION
REGULAR SESSION
JANUARY 10, 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
Mary Donaghy
Bob Ormsby
Rich Piper
Ivan Richert
Karla Roush
Dan Wood

Also present: Bryan Vaughan, Mindi Robinson and Chuck Burgin.

The minutes of the December 13, 2011 meeting were approved on a motion made by Wood and seconded by Richert. Question was called for and on voice vote Chairperson Coleman declared the motion carried unanimously.

Consider request from Bryan Vaughan of Vaughan's RV and Custom Interiors to amend M-2 (General Industrial) to allow recreational vehicle sales within M-2 zoning.

Chuck reviewed the request to amend M-2 zoning to allow for RV sales. Chuck stated staff conducted a survey of twelve cities similar to Indianola. Of those twelve cities, six allow the sale of RVs in industrial zoning classifications. Staff recommendation is to approve the amendment to allow RV sales within M-2 zoning with the condition that the request be brought before the Board of Adjustment for a special exception request.

Richert questioned what criteria the Board of Adjustment would use to determine approval of the special exception use. Burgin's examples were location, size of lot, number of units sold, traffic, buffers, etc.

Commission discussed spot zoning concerns and wholesale versus retail stipulations.

Bryan Vaughan spoke in favor of his request stating he wants his dealer license to buy salvaged RV units to fix and sell. His goal isn't to retail the units but to refurbish the units only.

Commission discussed the possibility of setting restrictions on criteria to be used by the Board of Adjustment to determine approval of the special exception use permit.

Vaughan also requested the approval that would allow him the ability to manufacture towing vehicles on site.

Motion was made by Wood and seconded by Richert to approve the request to amend M-2 (General Industrial) to allow recreational vehicle sales within M-2 zoning, with the criteria that only used and repaired RV units be sold as well as customized towing vehicles. Question was called for and on voice vote Ayes: Coleman, Donaghy, Ormsby, Piper, Richert, Roush, Wood. Nays: None. Motion approved.

Consider amending the zoning ordinance to add an Office Park classification.

Chuck reviewed the action item to add C-1 (Office Park) classification to the zoning ordinance as suggested in the 2011 Comprehensive Plan Update. Staff conducted a survey with four communities that have an office park zoning district. Following is the proposed zoning regulations of the C-1 Office Park zoning:

C-1 Office Park Commercial District

Statement of Intent The C-1 District is intended and designed to provide certain areas of the City for the development of professional and business offices. The district is intended to be compatible with established residential areas where limited office use would be suitable and not incompatible with the residential character of the district. The district may also be intended for certain residential areas, which by reason of proximity to existing commercial areas and major streets, which would be suitable for limited office use.

Permitted Principal Uses

1. Business and professional offices such as the following: law, engineering, architecture, real estate, insurance, accounting, finance, banking, stock brokerage and uses with similar characteristics.
2. The office of a doctor, dentist, osteopath, chiropractor, optometrist, or similar profession.
3. Clinic or group medical center including dental, but not including animal clinics or hospitals.
4. Branch facilities of colleges and schools which specialize in business, commercial and technical training courses.
5. Research, education, design, marketing and production needs of the general business community.
6. Health, athletic or fitness centers or clubs with all indoor facilities.
7. Other uses that are consistent by type of use, use intensity, physical characteristics, style, size and purpose with uses listed above.

Permitted Accessory Uses

1. Day care centers, day nursery or nursery school licensed by the State of Iowa and used in conjunction with the principal use.
2. Storage areas, provided they are incidental to the principal use, but not to exceed a floor area which is equal to twenty-five percent (25%) of the floor area used by the principal use and such storage areas are shall be wholly contained within the principal structure.
3. Retail establishments and employee cafeterias accessory to principal building; provided, there shall be no access to such place of retail use except from inside the principal building, nor shall any display of stock, goods or advertising for such be so arranged that it can be viewed from outside the principal building.

Bulk Regulations The following minimum requirements shall be observed.

1. Lot Area: 40,000 square feet
2. Lot width: 150 feet
3. Front Yard: 40 feet
4. Side yard: 10 feet
5. Side Street: 20 feet
6. Rear yard: 40 feet
7. Maximum Height: 4 stories or 50' feet
8. Minimum Off-Street Parking: 1 stall per 300 square feet of floor area

Special Exception Uses and Structures Subject to Section 165.35(2) and the other requirements contained herein, the Board of Adjustment may permit the following:

1. Hospitals
2. Museums and Art Galleries
3. Hotels, Motels
4. Libraries

Site Plan Requirements All requirements of Chapter 166 Site Plan of the Municipal Code shall be met, including Section 166.11 Highway Corridor design standards even though such buildings may not front Highways 65-69 or 92.

Committee discussed the need for an office park zoning.

Motion was made by Wood and seconded by Donaghy to approve an amendment to the zoning ordinance to add the Office Park C-1 classification. Question was called for and on voice vote Ayes: Coleman, Donaghy, Ormsby, Piper, Richert, Roush, Wood. Nays: None. Motion approved.

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

Tiffany Coleman, Chairperson

Mindi Robinson