

INDIANOLA PLANNING AND ZONING COMMISSION
REGULAR MEETING
JANUARY 14, 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
Mike Coppess
Mary Donaghy
Leslie Held
Doug Opie
Bob Ormsby

Also present: Paige Godden, Indianola Record Herald, Mindi Robinson and Chuck Burgin.

The minutes of the December 10, 2013 meeting were approved on a motion made by Donaghy and seconded by Coppess. Question was called for and on voice vote Chairperson Ormsby declared the motion carried unanimously.

Discuss one-way vs. two-way traffic of both Howard and Buxton Street

Chuck stated the Council may be making a formal request from the Planning and Zoning Commission to make a recommendation on whether Howard and Buxton Streets should be converted back to two-way traffic. If the Council makes the recommendation Commission will have 30 days to file a recommendation. In an attempt to be prepared for the request, Chuck is seeking input from the Commission on several points.

Commission agreed to hold a public input meeting at the Activity Center on January 28th from 6:00 pm to 9:00 pm to receive comments in a formal setting. Commission agreed property owners from West Kentucky Avenue to West 2nd Avenue and South B Street to South 1st Street should be notified of the meeting as well as sending a press release to the Record Herald for publication. Commission agreed they would like to have recommendations from Police Chief, Fire Chief and Street Superintendent prior to the January 28th public input meeting.

Commission also discussed having an expert in traffic flow at the meeting to provide input. Burgin reported an expert would give a best guesstimate and may not be worth the extra time and cost. Commission also discussed the potential to change the Square from one-way to two-way as well.

Commission will await a formal request from City Council and move forward at that time before an official meeting date and time is set.

Discuss ordinance change that would mandate P & Z and Council review for multiple residential buildings on the same lot.

Chuck reviewed the issue stating under the current ordinance any developer can construct multiple buildings within a complex provided the ownership of the land remains common within the R-3 zoning classification. This action takes place without any additional notification to adjacent properties or surrounding neighbors. The proposed change in ordinance would not prohibit these types of projects, but would require the following:

1. Notification to all property owners within 200' of the proposed improvement.
2. A recommendation from the Planning and Zoning Commission.
3. Approval from the City Council prior to a building permit being issued.

The specific types of complexes affected would be:

1. Three or more residential buildings on a single lot.
2. R-3 (Mixed Residential) or R-4 (Multi-Family) zoning only.
3. Rental units only. The change would not apply to condominiums or townhomes.

Butler discussed the possibility of limiting the lot size of these projects to an acre. Once a project like this comes to the community development department that is on over an acre the Commission would take it for consideration.

Held questioned the properties within Simpson College. Burgin stated most of Simpson College land is within the R-3 zoning classification.

Ormsby and Opie discussed drafting a list of criteria that must be met for Commission to follow when projects are brought for P&Z recommendation. Coppess raised concerns on the issue of regulating rental properties vs. condominium/townhome ownership within the R-3 zoning classification and potential for development in phases.

Motion was made by Butler and seconded by Opie for staff to draft an ordinance regulating the development of multi-family units on parcels of more than one acre and number of buildings within a parcel. Question was called for and on voice vote Ayes: Butler, Coppess, Donaghy, Held, Opie, Ormsby. Nays: None.

Other Business:

Opie asked whether traffic signalization was something the P&Z Commission reviewed. He stated a need for a traffic signal on Hwy. 92 East near the Casey's General Store where North 9th Street connects.

Chuck stated the DOT requires three of seven warrants to be met before a light can be installed. He has requested accident report history from the PD. Ultimately, traffic signalization is not a P&Z Commission issue. Action is required by the City Council.

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

Bob Ormsby, Chairperson

Mindi Robinson