

INDIANOLA PLANNING AND ZONING COMMISSION
REGULAR MEETING
JULY 8, 2014
6:00 P.M.

The meeting was called to order by Vice Chairperson Doug Opie and on roll call the following members were present:

Joe Butler
Tiffany Coleman
Mary Donaghy
Al Farris
Cindy Johnson
Doug Opie
Rich Piper
Josh Rabe
Misty Soldwisch

Also present: Merrill Butler, R.C. Wagaman, Jon Perry, Glen Vetter, Mindi Robinson and Chuck Burgin.

The minutes of the June 10, 2014 meeting were approved on a motion made by Donaghy and seconded by Coleman. Question was called for and on voice vote Vice Chairperson Opie declared the motion carried unanimously.

Consider request from I.O.O.F #70 to seek an Alternate Method of Approval of the Site Plan Ordinance and waive the Architectural Design Standards.

Chuck summarized the request stating the I.O.O.F. is requesting an alternate method of approval of the Site Plan Ordinance to construct a 40' x 56' office/storage building on the west side of Highway 65/69 south. The proposed building will have 1' side walls and steel siding. They request the standards be waived for the north, south and east elevations for the following reasons:

1. The new facility will be located approximately 810' west of the highway.
2. The proposed building will have limited visibility from the highway due to its location, elevation and numerous trees obstructing its view.
3. The building will be used for an office and equipment storage.

Commission discussed the buffer between the proposed building and the highway and the proposed building's aesthetics.

Motion was made by Donaghy and seconded by Rabe to grant the request from I.O.O.F #70 to seek an Alternate Method of Approval of the Site Plan Ordinance and waive the Architectural Design Standards because the new facility will be located approximately 810' west of the highway, the proposed building will have limited

visibility from the highway due to its location, elevation and numerous trees obstructing its view and the building will be used for an office and equipment storage. Question was called for and on voice vote, motion carried unanimously.

Consider request from Vetter Equipment Co. to rezone the East ½ of the NE ¼ of the SW ¼ of Section 29, Township 76 North, Range 23 West, 5th p.m. and locally known as the 2100 of East 2nd Ave. from A-1 (agriculture) to C-2 (highway commercial).

Chuck summarized the rezoning request from Vetter Equipment stating the proposed property is currently zoned agriculture is 18.95 acres. If rezoned, A-1 zoning would border on all four sides of the property. The property sets adjacent to Pickard Park. He further stated the Future Land Use Map from the 2011 Comprehensive Plan indicates the property as low density residential.

Farris questioned the setback requirements. Donaghy questioned why Vetter Equipment will move from the west side of town to the east side of town. Glen Vetter spoke in favor of the request stating there are no city amenities at their current location, including sewer, water, gas and electric. Moving to the east side of the city, within the city limits, allows for the business to have city services.

Commission discussed the proposed distance from Pickard Park and the bike trail and the safety and access/traffic issues this rezoning would bring to the area. Commission also discussed the need to hear from the Park Board regarding their concerns of potential commercial development next to a city park. Commission discussed the potential for benefits for the property to be developed as residential because of its proximity to the schools and the park.

Motion was made by Piper and seconded by Donaghy to approve the request to rezone the East ½ of the NE ¼ of the SW ¼ of Section 29, Township 76 North, Range 23 West, 5th p.m. and locally known as the 2100 of East 2nd Ave. from A-1 (agriculture) to C-2 (highway commercial). Question was called for and on voice vote, Ayes: Butler, Donaghy, Farris, Johnson, Opie, Piper, Rabe and Soldwisch. Nays: Coleman. Motion carried.

Other business:

Commission discussed the desire for future agenda items to include hard surface paving for outdoor storage and amending the Future Land Use Map from the Comprehensive Plan.

Motion was made by Farris and seconded by Butler to amend the Future Land Use Map of the 2011 Comprehensive Plan from low density residential to highway commercial at the property legally described as the East ½ of the NE ¼ of the SW ¼ of Section 29, Township 76 North, Range 23 West, 5th p.m. and locally known as the 2100 of East 2nd Ave.

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

Doug Opie, Vice Chairperson

Mindi Robinson