

INDIANOLA PLANNING AND ZONING COMMISSION
REGULAR MEETING
JUNE 11, 2013
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
Mike Coppess
Mary Donaghy
Leslie Held
Bob Ormsby
Rich Piper
Karla Roush
Dan Wood

Also present: Walter Hommer and Brett Hafner of Agriland FS Inc., Mindi Robinson and Chuck Burgin.

The minutes of the May 14, 2013 meeting were approved on a motion made by Wood and seconded by Coleman. Question was called for and on voice vote Chairperson Ormsby declared the motion carried unanimously.

Consider request from Agriland FS at 2616 West 2nd Avenue to seek an Alternate Method of Approval of the Site Plan Ordinance.

Burgin reviewed the request stating Farm Service wishes to construct a 6,720 square foot building for storage of materials and equipment. Because the proposed accessory building is in excess of 150 square feet, the architectural design standards of the site plan ordinance are enforced. Also, a buffer is required when an M-2 zoning classification is improved upon next to a residential zoning classification. Therefore, Agriland FS is requesting two separate alternate method of approvals to the site plan ordinance.

Burgin recommended approval of the architectural design standards for the following reasons:

1. The proposed building is located approximately 540' North of Highway 92.
2. Existing buildings and storage of numerous equipment will obstruct of the visibility of the proposed structure to a great extent.
3. There are four existing buildings currently on site that do not meet the Architectural Design Stands.
4. This is a storage facility for an agriculture business, not an office or medical clinic.

5. Prior approvals have been granted for other businesses with similar circumstances, such as John Deere on South Jefferson, the cart storage building for Deer Run Golf Course and a storage building for Circle B Cashway.

Burgin recommended a compromise of an additional three understory trees and 20 shrubs be placed within the western 200' of the north property for the following reasons:

1. A 60' buffer park will be required when the residential land to the north is platted. Additional trees and shrubs will be required when this land is developed.
2. The existing buffer between the properties is mature, particularly the east one half.
3. The additional buffering required now will in most likelihood be mature by the time residential development occurs to the north.

Brett Hafner and Walter Hommer both agreed to the compromises.

Commission discussed buffer requirement responsibilities and timeline of installation of buffer.

Motion was made by Wood and seconded by Coppess to approve the request from Agriland FS for an alternate method of approval to the site plan ordinance for the architectural design standard, allowing them to construct the accessory building with 100% steel siding. Question was called for and on voice vote motion carried unanimously.

Motion was made by Wood and seconded by Donaghy to approve the request from Agriland FS for an alternate method of approval to the site plan ordinance for the buffer requirement, allowing a compromise to the plantings as recommended by staff. Question was called for and on voice vote motion carried unanimously.

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

Bob Ormsby, Chairperson

Mindi Robinson