

INDIANOLA PLANNING AND ZONING COMMISSION
REGULAR MEETING
MARCH 11, 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
Mary Donaghy
Al Farris
Doug Opie
Bob Ormsby
Rich Piper
Josh Rabe
Misty Soldwisch

Also present: Greg Marchant, John Parker, Kelly Shaw, Paige Godden, Tyler Till, Larry McConnell, Mindi Robinson and Chuck Burgin.

The minutes of the February 11, 2014 meeting were approved on a motion made by Butler and seconded by Donaghy. Question was called for and on voice vote Chairperson Ormsby declared the motion carried unanimously.

Consider changing North and South Howard and Buxton, from Highway 92 to Kentucky Avenue, from one-way to two-way traffic.

Coleman entered meeting.

Donaghy and Butler stated they have spoke with many people outside of the public input meetings regarding this issue. Butler questioned the time restrictions if the change were to be approved. Burgin stated the Commission was given 30 days to make a recommendation to City Council. Commission discussed the issues of signalization, speed, signage, parking and the possibility of future bike lanes.

Motion was made by Opie and seconded by Donaghy to approve the change of North and South Howard and Buxton from Highway 92 to Kentucky Avenue from one-way to two-way traffic. Question was called for and on voice vote Ayes: Butler, Donaghy and Rabe. Nays: Coleman, Farris, Opie, Ormsby, Piper and Soldwisch.

Consider changing a portion of North C Street, 174' South of West Girard, from one-way to two-way traffic.

Chuck reviewed the agenda item stating Simpson has purchased the majority of North C Street between Clinton and Girard and are planning to construct a pedestrian

walkway this spring. The North 174' lying south of Girard has not been purchased and will remain a public street. Simpson is working to acquire the remaining portion of property with frontage to C Street but until that time, the street should revert back to two-way traffic.

Motion was made by Donaghy and seconded by Opie to approve changing a portion of North C Street, 174' South of West Girard, from one-way to two-way traffic at such time the Council deems necessary for the reconstruction of the remaining portion of C Street or if Simpson acquires the remaining 174' of C Street in the future. Question was called for and on voice vote Ayes: Butler, Coleman, Donaghy, Farris, Opie, Ormsby, Piper, Rabe and Soldwisch. Nays: None.

Consider request from Larry McConnell to seek an Alternate Method of Approval of the Site Plan Ordinance for his property at 2008 East 2nd Avenue.

Chuck reviewed the request from Larry McConnell stating McConnell proposes to construct an addition to the north side of the existing rear building and three additional buildings located to the north of the existing building for mini storage. There are two issues to consider with this request. The first issue is the use of metal siding as the exterior material and the second issue is the buffer requirement on the east, west and north property lines. He further stated the majority of the buildings will not be visible from the highway due to obstruction of the existing building on the same site and the difference in elevation.

Larry McConnell stated the proposed expansion and buildings will not be visible from the highway. He further stated he intends to use a 6' chain link fence with vinyl or metal slats as the buffer.

Commission discussed using the existing trees on the east side as a berm. Commission also discussed the elevations from the existing single family dwelling at 1803 East 2nd Avenue and the townhomes within Meadow Brooke Plat 2.

Motion was made by Donaghy and seconded by Opie to approve the use of metal siding on the addition and proposed new buildings. Question was called for and on voice vote Ayes: Butler, Coleman, Donaghy, Farris, Opie, Ormsby, Piper, Rabe and Soldwisch. Nays: None.

Motion was made by Opie and seconded by Farris to approve the use of an open chain link fence in combination with existing trees and shrubs, to be agreed upon with staff prior to planting, to cover the building on the west side only, as the east side will comply with the Site Plan Ordinance requirements. Further, Commission waived the north buffer requirement. Question was called for and on voice vote Ayes: Butler, Coleman, Donaghy, Farris, Opie, Ormsby, Piper, Rabe and Soldwisch. Nays: None.

Consider request from Tyler Till to amend R-1 zoning classification to allow Bed and Breakfast establishments on a minimum of 3 acres as a special exception to the Board of Adjustment.

Chuck reviewed the request to amend R-1 zoning. Uses such as Bed and Breakfast are currently permitted within A-1, R-3 and R-5 zoning with no restrictions. He further stated bed and breakfast facilities are allowed within the R-1 zoning around Simpson College as a special exception use but requires Board of Adjustment approval. This change would allow Bed and Breakfast establishments for dwellings on a minimum of 3 acres of land and would be subject to Board of Adjustment for final approval.

Tyler Till stated he recently purchased the property at 1301 South K Street which has 4.37 acres. He would like to use one of the buildings as a bed and breakfast. He has spoken with several community members and has their support saying the city needs a facility like this for visitors.

Butler questioned the need for three acres of land to allow the bed and breakfast use. Burgin stated R-1 zoning is the most restrictive zoning classification. Some people do not want to live next to a home business and R-1 zoning allows for that comfort.

Motion was made by Piper and seconded by Donaghy to amend R-1 zoning to allow Bed and Breakfast establishments on a minimum of 3 acres as a special exception to the Board of Adjustment. Question was called for and on voice vote Ayes: Butler, Coleman, Donaghy, Farris, Opie, Ormsby, Piper, Rabe and Soldwisch. Nays: None.

Consider amendment to R-1, R-2, R-3 and R-4 zoning classification that would require 15 day written notification to property owners within 200' of development of sites exceeding 1 acre or more, as well as Planning and Zoning Commission recommendation and City Council approval.

Chuck stated the key purpose of the change is to allow existing residents within a neighborhood an opportunity to comment on development of sites exceeding one acre or more within A-1, R-1, R-2, R-3 and R-4 zoning classifications prior to a building permit being issued. He further highlighted the uses that should be exempt from the requirement.

Butler questioned the basis for the proposed exemptions. Burgin stated the basis was determined by the affect to a neighborhood and the likelihood of the development in Indianola.

Farris questioned the exemption of two-family dwellings within the R-2 zoning classification. Burgin stated there are numerous existing duplexes within R-2 zoning on more than one acre that have concerned the residents in the neighborhood. This change would not necessarily stop the construction, but would allow for the residents within 200' the opportunity to view the plans and voice support or concern for the development. Farris also questioned the elderly and persons with disabilities exemption within R-3

zoning. Burgin stated this comes from a request several years ago which allowed for less off-street parking for this type of development.

Piper exited meeting.

Commission agreed staff will work with the City Attorney to draft an ordinance for Council approval.

Motion was made by Donaghy and seconded by Butler to amend R-1, R-2, R-3 and R-4 zoning classification that would require 15 day written notification to property owners within 200' of development of sites exceeding 1 acre or more, as well as Planning and Zoning Commission recommendation and City Council approval. Question was called for and on voice vote Ayes: Butler, Coleman, Donaghy, Farris, Opie, Ormsby, Piper, Rabe and Soldwisch. Nays: None.

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

Bob Ormsby, Chairperson

Mindi Robinson