INDIANOLA PLANNING AND ZONING COMMISSION
REGULAR MEETING
MAY 14, 2013
6:00 P.M.

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

Joe Butler
Tiffany Coleman
Mike Coppess
Mary Donaghy
Leslie Held
Doug Opie
Rich Piper
Karla Roush

Also present: Melissa Hills with CEC, Ken Birkenholtz with Simpson College, Terry Pauling, Mindi Robinson and Chuck Burgin.

The minutes of the April 2, 2013 meeting were approved on a motion made by Opie and seconded by Coppess. Question was called for and on voice vote Vice Chairperson Roush declared the motion carried unanimously.

Consider request from Simpson College to rezone the 1100 and 1200 Block of West Iowa Avenue, legally described as Lot 1, except parcel A, of Mahlstadt Park Addition, from R-1 (Single Family Residential) to R-5 (Planned Residence District).

Burgin reviewed the request highlighting the advantages and disadvantages of R-5 zoning for both the developer and the neighborhood. Simpson has agreed to the restrictions as outlined in the memo.

Ken Birkenholtz spoke on behalf of Simpson College stating the college is in immediate need of a fitness center as Cowles Center is being remodeled. He further stated Simpson held a public meeting inviting the property owners within 200 feet of the proposed rezoning property area. Most of those attending were concerned about the development of student housing and also losing the sledding hill. Birkenholtz assured those residents and the P&Z Commission that Simpson has no current intentions of building student housing or not allowing sledding on the property.

Commission discussed sidewalk access and long range plans for the property.

Motion was made by Donaghy and seconded by Opie to approve the request from Simpson College to rezone the 1100 and 1200 Block of West Iowa Avenue, legally described as Lot 1, except parcel A, of Mahlstadt Park Addition, from R-1 (Single Family Residential) to R-5 (Planned Residence District). Question was called for and on voice vote motion carried unanimously.

Consider Preliminary Plat of Sunset Terrace Plat 4

Burgin reviewed the plat reviewing the history of amendments to the described land. He further stated the market has changed which makes it a viable property for single family development, noting that duplexes would also be allowed for development on the property.

Melissa Hills spoke on behalf of the plat stating Jerry's Homes intends to construct single family dwellings.

Motion was made by Opie and seconded by Held to approve the preliminary plat of Sunset Terrace Plat 4. Question was called for and on voice vote motion carried unanimously.

Consider Final Plat of Sunset Terrace Plat 4

Burgin stated he typically does not prefer to review both preliminary and final plats of the same property at one Commission meeting. However, because of the nature of this plat having been reviewed several times before, delaying the final plat consideration wasn't necessary.

Motion was made by Donaghy and seconded by Coleman to approve the final plat of Sunset Terrace Plat 4. Question was called for and on voice vote motion carried unanimously.

Consider an Amendment to the Highway Corridors, Section 166.11 (3) of the Site Plan Ordinance.

Burgin reviewed the Commission's request to draft an amendment to the site plan ordinance allowing split-faced block as an approved material along the highway corridors.

Donaghy questioned the natural versus painted split-faced block material. Burgin stated the enforcement of such a specific material would be difficult. He further stated the percentages allowed for other materials, such as lap siding, in conjunction with split-faced block warrants further discussion and review.

Motion was made by Donaghy and seconded by Coppess to approve the amendment to the Highway Corridors, Section 166.11 (3) of the Site Plan Ordinance allowing split-faced block as an approved material. Question was called for and on voice vote motion carried unanimously.

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

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Karla Roush, Vice Chairperson Mindi Robinson