

INDIANOLA PLANNING AND ZONING COMMISSION
REGULAR MEETING
NOVEMBER 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
Tiffany Coleman
Mary Donaghy
Al Farris

Doug Opie
Bob Ormsby
Rich Piper
Josh Rabe

Also present: Megan Carr and Jamie Thelen of Sand Companies, Craig McIntyre, Mark Roberts, Logan Roberts, Amy Jakes, Leonard and Kristen Yacavona, Larry McConnell Mindi Robinson and Chuck Burgin.

The minutes of the October 14, 2014 meeting were approved on a motion made by Opie and seconded by Rabe. Question was called for and on voice vote Chairperson Ormsby declared the motion carried unanimously.

Consider request from Sand Development to rezone the 600 Block of South R Street and the 1900 Block of West 4th Avenue from C-2 (Highway Commercial) to R- 3 (Mixed Residential).

Chuck summarized the request stating the area to be rezoned stating the property started as commercial zoning in 1969, then was rezoned to R-4 (which is today's R-3) zoning in 1994 and then rezoned back to C-2 with conditions in 2004. Staff recommends approval for the following reasons:

1. Existing multi-family dwellings within the immediate area.
2. Adequate size of both sanitary sewer and water main.
3. Previous zoning classification of R-3.
4. This is an extension of an existing R-3 zoning classification.

Megan Carr with Sand Companies spoke on behalf of the request. The company is based out of Minnesota and has completed 72 projects, including 3,000 multifamily units. The proposed rezoning is to allow for a thirty-two unit three story low income and market rate housing structure. Applicants would have to meet certain requirements to be approved for housing. Sand Companies expects a 12 month construction period. The development will include buffering from the single family dwellings on West 4th Avenue and a driveway lineup with Q Street.

Leonard and Kristen Yacavona of 1801 West 4th Avenue spoke against the rezoning stating the rezoning was not beneficial to the neighborhood for the following reasons:

1. Decrease in the single family dwelling property taxes.
2. The high amount of low income housing currently existing in the area.

3. Crime in the neighborhood is high because of the already existing low income housing.
4. Existing high traffic will only become worse if the property is developed for apartment style housing.
5. Sewer in the area is not effective, as they have problems with their home's sewer.
6. Low income housing will most likely bring more children which will attend Wilder Elementary, forcing additional low income funding for the school.

Leonard and Kristen Yacavona brought a petition from the neighborhood with twenty-three objecting signatures. They further questioned the tax abatement that would be given to Sand Companies to build in Indianola.

Mark Roberts, property owner of 1713 West 4th Avenue, also spoke against the rezoning stating he has researched online studies that indicate a concentration of multifamily units in an area causes problems such as crime. He further stated the area already has high traffic and allowing an additional multifamily development will increase the problem. Green space in the area for children to play is lacking, stating the park to the south is always busy. Mr. Roberts further stated the school system would have a higher population of lower income level families.

Megan Carr of Sand Companies indicated their company would hold public input meetings with the neighborhood to hear their concerns and work toward a solution that best fits both the company and the residents.

Commission discussed the new process for developments over one acre to be approved by Commission and City Council. This process also gives property owner notification of meetings.

Opie stating he would abstain from the vote.

Motion was made by Piper and seconded by Rabe to approve the request from Sand Development to rezone the 600 Block of South R Street and the 1900 Block of West 4th Avenue from C-2 (Highway Commercial) to R- 3 (Mixed Residential) and update the Future Land Use Map to reflect the R-3 zoning. Question was called for and on voice vote Chairperson Ormsby declared the motion carried (7 ayes, 1 abstention).

Public input meeting to consider an amendment to Chapter 166, Site Plan Ordinance, regulating gravel parking.

Chuck reviewed the Commission's discussion, stating currently the site plan ordinance does not require hard surface parking for an entire parking area, only the required parking.

Craig McIntyre of 1911 West 4th Avenue questioned if this change would affect single family properties. Chuck explained single and two family dwellings were exempt from site plan requirements and the proposal is only for commercial properties along the highway corridors.

Pastor John Meaux of Destiny Bible Church expressed concerns to the amendment. He stated small businesses that are trying to grow would have an extra expense and may decide not to expand their business. If a business owner wanted to expand they would have to pay for extra for someone to draw up a parking plan, someone to pour the cement and someone to stripe it. Add to this the existing requirements of the Architectural Design Criteria along the highway corridors, such as brick facing on a building, the cost would be very expensive.

Commission clarified there is an option to request an alternate method of approval of the site plan requirements that would give owners an opportunity to go before the Commission and City Council and seek to not have certain requirements met.

Amy Jakes of Calvary Baptist Church expressed concerns to the amendment. She stated their church is a small not for profit that is situated on a hill. It is already costing thousands of dollars to rock their existing driveway and stated her concerns for paying for concrete. Mrs. Jakes further questioned how much this would cost each business and the additional storm sewer fees the City charges for impervious concrete. She further expressed her concerns for other businesses in town wanting to grow but not be able to afford the costs if this amendment were approved.

Commission agreed to have staff draft an ordinance including all the items that have been discussed and discuss the draft at the next Commission meeting. Farris requested cost estimates for hard surface parking, as he has concerns as to why this amendment is necessary.

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

Bob Ormsby, Chairperson

Mindi Robinson