

INDIANOLA PLANNING AND ZONING COMMISSION
REGULAR SESSION
NOVEMBER 13, 2012
6:00 P.M.

The meeting was called to order by Chairperson Duane Dixon and on roll call the following members were present:

Tiffany Coleman
Mike Coppess
Duane Dixon
Mary Donaghy
Leslie Held
Doug Opie
Bob Ormsby
Rich Piper
Karla Roush
Dan Wood

Also present: Shane Larsen of Schemmer, Russell and Sharon Houston, Mindi Robinson and Chuck Burgin.

The minutes of the August 14, 2012 meeting were approved on a motion made by Wood and seconded by Donaghy. Question was called for and on voice vote Chairperson Dixon declared the motion carried unanimously.

Consider request from Westside Muffler and Repair located at 1900 West 2nd Avenue to seek an Alternate Method of Approval of the Site Plan Ordinance.

Chuck reviewed the request from Russell Houston, owner of Westside Muffler, to construct an accessory storage structure behind the existing building. The size of the proposed storage building is 18' x 21' (378 sq. ft.). Chuck stated staff recommends approval of the request for the following reasons:

- The structure will not be visible from the highway, due to its proposed location on the lot.
- Previous requests along the highway corridor have been granted.
- The zoning of the area is C-2. Automotive and accessory structures of this type of exterior material are prevalent.
- Because of its size (less than 1000 sq. ft.), no site plan approval would be required if the owner chose to add the structure to the existing building.

Motion was made by Coppess and seconded by Opie to approve the request from Westside Muffler and Repair to construct the accessory structure at 1900 West 2nd Avenue with an alternate method of approval of the site plan ordinance, allowing the storage shed to be constructed with painted steel walls. Question was called for and on voice vote motion carried unanimously.

Consider request from Good Samaritan Society at 708 South Jefferson Way to seek an Alternate Method of Approval of the Site Plan Ordinance.

Chuck reviewed the request from Good Samaritan Society to construct an addition to the current care facility, adding twenty beds and a short term rehabilitation unit. The existing structure has a 100% brick veneer on all elevations. The south and east elevations of the addition will meet the highway design standards. The request is for the north elevation only. Chuck stated staff recommends approval of the request for the following reasons:

- No portion of the new wall will be visible from the highway.
- The addition is recessed to where approximately 50% of the north elevation will not be visible from the north.
- Similar approvals were granted for the St. Thomas Aquinas Catholic Church on Highway 92 West and Indianola Middle School on Highway 92 East.
- The existing zoning classification is R-3 mixed residential. The majority of the buildings in the surrounding neighborhood consist of lap siding exteriors.

Shane Larsen of Schemmer Architects Engineers and Planners spoke on behalf of the Good Samaritan.

Commission discussed the size of the addition, driveway alterations, entrances and elevations.

Motion was made by Donaghy and seconded by Piper to approve the request from Good Samaritan of 708 South Jefferson Way for alternate method of site plan approval, allowing vinyl lap siding in lieu of a required material for the entire depth of the addition on the north elevation. Question was called for and on voice vote motion carried unanimously.

Open discussion on zoning amendments.

Chuck opened discussion with commission members stating he would like to be proactive and review some enforcement items. Several changes have been made following the adoption of the 2011 Comprehensive Plan.

Commission discussed the possibility of street widening guidelines, allowing community rooms within the C-3 (General Retail and Office) zoning classification, sidewalk waivers and future annexations. Chuck and the Commission agreed to look into the possibility of allowing community meeting rooms within C-3 zoning with some limitations. A draft will be brought to the Commission at the December meeting.

Meeting adjourned on a motion by Wood and seconded by Ormsby.

Duane Dixon, Chairperson

Mindi Robinson