

COMMUNITY DEVELOPMENT

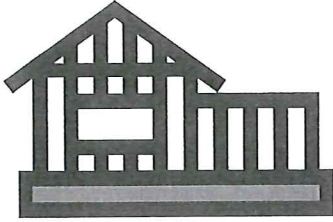
CITY OF INDIANOLA
PLANNING AND ZONING COMMISSION
REGULAR MEETING
August 14, 2018
6:00 P.M.
CITY HALL COUNCIL CHAMBERS

1. Call to order
2. Roll call
3. Approval of June 12, 2018 minutes, July 10th meeting was cancelled.
4. Consider Request from Kacee West to include "athletic training facility" under M-2 (General Industrial) zoning regulations as a permitted principal use.
5. Consider Request from Vance Overton for side-walk waiver due to natural/physical conditions and limitations for the property located at 206/208 South H Street.
6. Other business
7. Adjournment

Distribution:

Planning and Zoning Commission
Mayor
City Manager
City Clerk
General Manager
City Attorney
Warren County Zoning

Bulletin Board
Des Moines Register
Record Herald
Leader
Public Information Coordinator
Dispatch



To: Planning and Zoning Commission
From: Rich Parker, Interim Director of Community Development
Subject: August 14, 2018 Meeting

Item # 4 Consider Request from Kacee West to include "athletic training facility" under M-2 (General Industrial) zoning regulations as a permitted principal use and structure.

This use is not currently specified under M-2 zoning permitted principal uses and structures. This use is similar to other business occupancy allowed in M-2 zoning. I recommend the minimum off street parking to be 1 parking stall per 300sq ft of floor area in an M-2 zone if this use is added to permitted uses and structures. See map of the property owned by Kacee West. A change to the ordinance will allow an athletic training facility in any area zoned M-2. Staff's recommendation is to amend M-2 (General Industrial) zoning regulations to include "athletic training facility".

Item #5 Consider Request from Vance Overton for sidewalk waiver due to natural/physical conditions and limitation for the property located at 206/208 South H Street. See map of the property owned by Vance Overton.

Reasons for this waiver request are as follows:

- The cul-de-sac is within a very narrow public right of way.
- An IMU utility pole would need to be relocated in order for the sidewalk to continue through to the south boundary of the lot.
- Other lots on the cul-de-sac that do not have sidewalks:
 - Anderson Body Shop- 906 W 2nd Ave – double frontage on South H Street
 - 211 South H Street – See map

Staff's recommendation is to waive the sidewalk requirement.

INDIANOLA PLANNING AND ZONING COMMISSION
REGULAR MEETING
JUNE 12, 2018
6:00 P.M.

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

Joe Butler
Al Farris
Ron Fridley
Becky Needles
Bob Ormsby
Josh Rabe
Misty Soldwisch

Also present: Richard and Joyce Bethards, Karen Croat, Jake Doering, Barb Yearous, Mindi Robinson and Rich Parker.

The minutes of the May 15, 2018 meeting were approved on a motion made by Needles and seconded by Farris. Question was called for and on voice vote Chairperson Butler declared the motion carried unanimously.

Consider Request from Jake Doering to Rezone Lot 21, Quail Meadows Plat 1 from M-1 (Limited Industrial) to R-3 (Mixed Residential)

Rich provided the background of Quail Meadows Plat 1 stating the Final Plat was approved by both Planning and Zoning and City Council in 2004. The Final Plat of Quail Meadows showed two industrial lots, Lots 20 and 21, with the remaining lots zoned as mixed residential. Rich further explained that the rezoning request from M-1 to R-3 establishes an ideal buffer between industrial zoning and the single family dwellings within Quail Meadows.

Rich indicated that if the rezoning was approved the 60' wide landscape buffer along the west and north property lines of Lot 21 would not be required. However, a buffer yard from the Site Plan ordinance would be required once the complex exceeds four off street parking stalls.

Richard Bethards of 2002 North 9th Street questioned whether the berm along the west side of the lot could be removed. He shared concerns about the water going into his property. Butler explained that the berm could be removed but the developer is required to provide stormwater review and meet the City's requirements for stormwater and detention.

Karen Croat of 2104 North 9th Street questioned why the rezoning request was for R-3 zoning. Rich explained that R-3 zoning allows for multi-family dwellings which is what the developer plans to construct. Butler also explained that R-3 zoning would be a

July 12, 2018

City of Indianola
Planning and Zoning Commission
110 N 1st St.
Indianola, IA 50125

To Whom It May Concern:

Our names are Preston and Kacee West and we are writing you today to request a formal amendment to the M2 zoning regulations to allow for an "athletic training facility" to fall under the M2 zoning regulations.

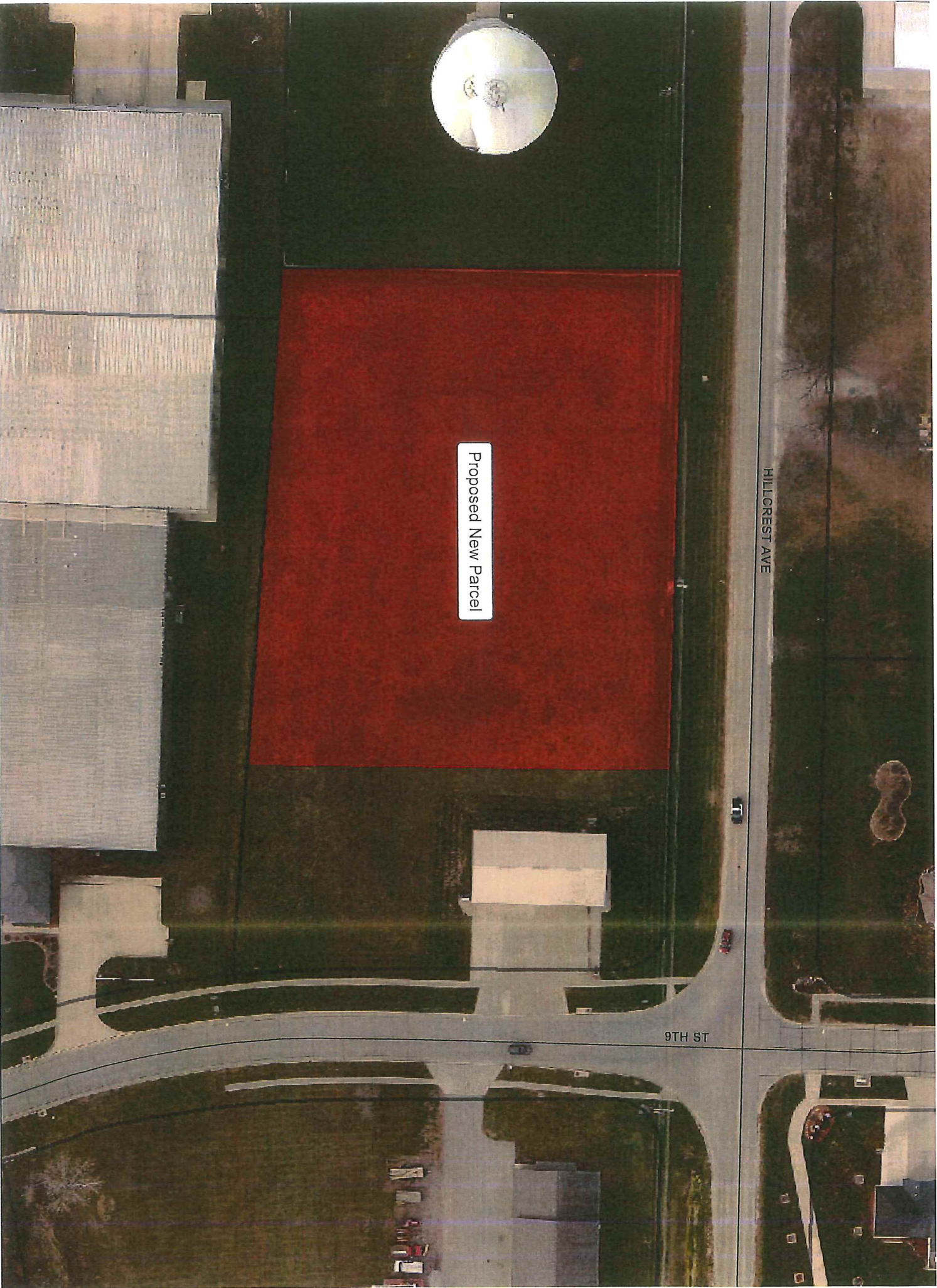
We are in the process of obtaining real estate to establish a sports performance center under the name Grit Performance 515. The real estate we intend to purchase is located west of Miller Electric, located at 1009 East Hillcrest Dr., and east of the current City of Indianola water tower.
Ave

Our business plan is to create a facility that services youth of all ages for their various athletic and sporting needs. It would be a comprehensive facility to address such things as skill building, physical therapy, sports performance and sports psychology. The facility would be approximately 7,000-8,000 sq. feet and would resemble a contract shop and/or business office, both of which are currently allowed under M2 zoning guidelines. There would undoubtedly be no "offensive noise, odor, vibration or electrical interferences" caused by our business, as required under M2 zoning regulations.

As such, we would formally request that the M2 zoning regulations be amended to add an "athletic training facility" to the list of allowable uses under the M2 zoning regulations. We believe that our intended business falls within the spirit and purpose of M2 zoning regulations and would request this amendment be made to secure our ability to procure the above-described real estate and begin developing the business we've described to you.

Sincerely,

Preston and Kacee West



Proposed New Parcel

HILLCREST AVE

9TH ST

M-2 GENERAL INDUSTRIAL M-2	
PERMITTED PRINCIPAL USES AND STRUCTURES	MINIMUM REQUIRED OFF-STREET PARKING
1. Manufacturing and processing uses that create no offensive noise, odor, vibration and cause no electrical interference (Ord. 1258 - Aug. 03 Supp.)	1 space per 3 employees during the maximum work shift with a minimum of 1 space per 500 square feet of floor area
2. Wholesaling and warehousing but not including the bulk storage of petroleum products or liquid fertilizer under pressure	4 spaces for the first 5,000 square feet of floor area, and 1 space for every additional 5,000 square feet of floor area
3. Truck and freight terminal	1 space for every 300 square feet of sales, service or office floor area
4. Animal hospital or kennel	
5. Grain storage bins	
6. Lumberyard building material sales and storage	
7. Grain elevator and feed mill	
8. Welding and repair shop	
9. Tool, die, gauge and machine shops	
10. Railroads and public utilities, including storage and maintenance yards, but excluding communications towers	1 space per employee plus 1 space per each vehicle used by the industry
11. Automobile paint and body shop	
12. Plumbing, heating, air conditioning and sheet metal shops	
13. Processing and handling of cheese, butter and other milk products	
14. Contractor shops and storage yards	
15. Concrete products manufacture and central mixing and proportioning plant	1 space per employee and 1 space per student or trainee
16. Structural iron and steel fabrication	
17. Schooling and training facilities for contractors, industrial trades and other uses permitted in M-2 or similar thereto	1 space per 300 square feet of floor area (Ord. 1353 - May 06 Supp.)
18. Business offices	
19. Automotive repair and service including recreational vehicles	1 space per employee plus 1 space per each vehicle used by the industry (Ord. 1491 - May 12 Supp.)
20. Self-storage uses (Ord. 1561 - Feb. 17 Supp.)	
All uses shall provide at least one (1) loading space for every 10,000 square feet of floor area.	
PERMITTED ACCESSORY USES AND STRUCTURES	
1. Uses and structures clearly incidental and necessary to the permitted principal uses or structures of this district. 2. Temporary buildings used in conjunction with construction work, provided that such buildings are removed promptly upon completion of the construction work. 3. Dwelling units for watchmen or caretakers employed on the premises provided that an open yard of at least 2,400 square feet is reserved and maintained for use by the occupants.	
SPECIAL EXCEPTION USES AND STRUCTURES	
Subject to Section 165.35(2) and other requirements contained herein, the Board of Adjustment may permit the following:	
1. Stockyard, rendering works, loading pens, buying stations and/or sales barns and yards, provided that it is not closer than one-fourth (1/4) mile to any dwelling unit other than that of the owner or operator, or any park, school, church or place of public assembly, that the provisions for drainage, sanitation, waste disposal, and fly control are approved by the City Health Officer, that it is located so that prevailing winds will not cause dust or odors to create a nuisance for developed properties in the vicinity; and that one (1) parking space for each employee and 1 space for each vehicle used by the industry be provided. 2. Poultry processing plants provided that the provision for drainage, sanitation, waste disposal, and fly control are approved by the City Health Officer, that it is located so that prevailing winds will not cause dust or odors to create a nuisance for developed properties in the vicinity; and that one (1) parking space for each employee and 1 space for each vehicle used by the industry be provided. 3. Sanitary landfill or waste disposal area, provided it is not used for disposal of dead animals, that refuse shall be covered with dirt daily if it contains raw garbage, that a nuisance due to smoke, odor or blowing of trash and debris shall not be created, and that the site shall be restored to a condition compatible with the adjacent area upon conclusion of the dump operation. An access road having at least a graveled surface and five (5) parking spaces shall be provided. No landfill or waste disposal area shall be located closer than one-fourth (1/4) mile to any dwelling, park, school or place of public assembly. 4. Auto wrecking and junkyards on sites of two (2) acres or more provided that front yard are maintained as an open space free of weeds and debris; and that no open burning of waste or discarded materials is conducted on the site.	

WAIVER OF SIDEWALK REQUIREMENT
AND INSTALLATION COVENANT
(Natural/Physical Conditions or Limitations)

WHEREAS, Section 136.06 paragraph 4 of the Indianola Code of Ordinances require that all structures within the city be serviced with a sidewalk before occupancy, and

WHEREAS, the strict application of standards or requirements established by Sections 136.06 paragraph 4 will cause substantial hardship or impose unreasonable restrictions on the undersigned owner because of the following natural or physical conditions or limitations not created by the undersigned owner, *(describe conditions or limitations here)*:

IT IS HEREBY AGREED AS FOLLOWS:

1. At such time as the conditions or limitations are eliminated, the owner shall be required to install such a sidewalk **within one hundred twenty** (120) days after notification as provided in Section 136.06 paragraph 4. The installation shall be at the owner's expense.

2. This waiver and covenant relate to real estate locally known as:

_____ and legally described as:

Lots 6&7 Block 4 Ex 10'x12' Triangle SW Corner Lot 7 & * Ex W 20' S 25' Ex 195 S.F. NW Corner & N 1/2 W 2nd Ave, ADJ on E 105' Lot 8 Blk 3 Fairview

and shall be binding on the undersigned owner, the owner's heirs and assigns and shall be considered a covenant running with the land.

3. In the event the City of Indianola shall at any time in the future, but before the installation of the above described sidewalk adopt a resolution of necessity (including, but not limited to a resolution of necessity in conjunction with street replacement projects) requiring the installation of sidewalks of which the above is one or a part, the owner hereby consents to the installation of the sidewalk, waives any right of objection thereto and agrees to pay any deficiency that might result as the result of the construction ordered.

4. This agreement is executed by Ryan Waller, City Manager, City of Indianola, Iowa under the authority of a motion dated the _____ day of _____, 20_____.

CITY OF INDIANOLA, IOWA

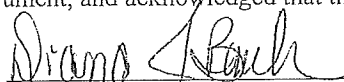
Ryan Waller, CITY MANAGER



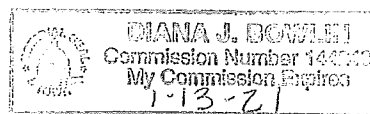
Vance Overton

STATE OF IOWA, WARREN COUNTY, ss: (PLEASE PRINT)

On this 23 day of July, 2018, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Vance Overton to me known to be the identical person(s) named in and who executed this instrument, and acknowledged that they executed the same as their voluntary act and deed.



NOTARY PUBLIC IN AND FOR THE STATE OF IOWA



STATE OF IOWA, WARREN COUNTY, ss:

On this _____ day of _____, 20_____, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Ryan Waller, to me personally know, who being by me duly sworn, did say that he is the City Manager of the City of Indianola, Iowa, who executed this instrument, that the seal affixed thereto is the seal of the City; that this instrument was signed and sealed on behalf of said city by authority of its council; and that Ryan Waller as such officer acknowledged the execution of this instrument to be the voluntary act and deed of the city, by it and by them voluntarily executed.



207

209

H ST

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906

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Utility Pole

Utility Pole

Overton Duplex