

INDIANOLA PLANNING AND ZONING COMMISSION
REGULAR MEETING
August 14th, 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
Becky Needles
Bob Ormsby
Josh Rabe
Misty Soldwisch

Also present: Penny Arey, Preston West, Vance Overton and Rich Parker.

The minutes of the June 12th, 2018 meeting were approved on a motion made by Al Farris and seconded by Becky Needles. Question was called for and on voice vote Chairperson Butler declared the motion carried unanimously.

Consider Request from Kacee West and Preston West to add "athletic training facility" to M-2 (General Industrial) permitted uses and structures.

Penny Arey spoke to the board, explaining that the business would be an athletic training facility with physical therapy as an accessory use. She also stated that this would be a low impact business as far as clients using the facility at the same time in regard to off street parking.

The board asked if all training would be interior without any exterior training. Penny responded that at this time they do not plan on having any outdoor activities or training. Joe Butler asked if the permitted use would be added as use # 21 or if this would be included in use # 17, with other training facilities?

Rich Parker responded that this would need to be named as its own use and included in M-2 as use # 21 Athletic Training Facility.

The commission also discussed off street parking requirements and felt this use would require 1 space for every 300 sf of area.

Motion was made by Al Farris with the minimum off-street parking requirement, 1-300, seconded by Josh Rabe.

6 ayes - 0 nays.

Consider Request from Vance Overton to Amend R-1 (Single Family Residential) Zoning 165.09 #4 Special Exception Uses and Structures

Rich provided the background of the request stating that sidewalks being required here would impose additional costs to those businesses that are attached to the lot that already have a sidewalk on the other side of their building that faces another street, causing them to have a sidewalk on both sides of their building. Also the owners would have to

relocate two light poles at the owners expense in order to have the sidewalk to continue to south property line.

Needles made the motion to approve the sidewalk waiver, with leaving existing sidewalk in place. Soldwisch seconded the motion. 6 Ayes – 0 Nays

Meeting adjourned on a motion by Soldwisch and seconded by Farris. 6 Ayes – 0 Nays

Joe Butler, Chairperson

Rich Parker