INDIANOLA PLANNING AND ZONING COMMISSION
REGULAR MEETING
October 9, 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
Jeromy Pribil
Erin Freeberg

Also present: Marlene Nordhagen, Chris Nordhagen, Fred Dowie, Jay Koester, Norm Crawford, Tim Phillips, David Churchill, Kathleen Connor, Ryan Waller, Kristin Brekelmans

Members of the Commission absent: Sarah Ritchie

The minutes of the September 11, 2018 meeting were approved on a motion made by Josh Rabe and seconded by Becky Needles. Question was called for and on voice vote Chairperson Butler declared the motion carried unanimously.

Consider Request from Autumn Ridge Development for the approval of the revised Preliminary Plat 3, Outlot Z of Autumn Ridge Plat 2. (Tabled at the September 11, 2018 Planning and Zoning Meeting).

Kathleen Connor with Snyder & Associates spoke to the commission, explaining the revisions made to the preliminary plat for the new development. Kathleen reviewed updated comments and materials included in the meeting packet. Additional items commented on during the presentation of the plat were; Fire coverage requirements such as fire hydrants were added to the preliminary plat, lot-Tie agreements will be in conjunction with the final plat (lots cannot be sold independently); Stilling basin being used to prevent scouring rather than a bioswale that was originally proposed. Kathleen stated that the construction drawings would provide more information regarding calculations of swales and other items of concern.

Kathleen recommended approval of the Preliminary Plat for Autumn Ridge Plat 3, subject to certain Subdivision Regulations including waiver of the requirement that limits cul-de-sac length to 700 feet, waiver of the requirement that limits the grade of West Lincoln Street to 8%, defer the provision of an acceptable erosion control plan until construction drawings approval, and require signed record of Lot Tie Agreements and Private Detention Facility Easements including maintenance responsibilities prior to

Council approval of the Final Plat, and for P & Z to make a recommendation to the City Council as to whether or not a Recreational Trail Easement should be provided along Cavitt Creek in accordance with the current Comprehensive Plan.

Fred Dowie with Autumn Ridge development and Jay Koester, Engineer with Abaci, spoke to the commission regarding the trail easements. Fred stated that the trail was not required for Heritage Hills and questioned how the trail is supposed to get from the west side of plat (up against a home lot) to the east side of the plat. Jay further explained that there are no rear yard setbacks due to out lots being tied to the lots.

Kathleen provided a supplemental map of Heritage Hills Plat 9 for board review, showing their 4-foot sidewalks and how they were able to place the trail within the ROW.
Al Farris asked if there was intent to fill on lots 21 & 22. Fred replied they will have to get a DNR permit if any fill was needed. Jay responded that the elevations were based on FEMA mapping, more detail would be provided in the construction drawings. Al Farris asked about fire hydrant corrections. Kathleen responded that this has been resolved with placements and spacing of hydrants following the city code. Discussions continued between commission members regarding the trail, right of way easements, and the impact this would have on the sale of the lots within the plat. Fred asked for the trail easement within the plat be defined, if it was required, instead of a blanket easement for pre-sale of lots.

Motion was made by Al Farris to approve the Preliminary Plat for Autumn Ridge Plat 3, subject to the conditions present in Recommendation D from the City Engineers memo previously presented. In addition, Al Farris recommended the Trial Easement be included. Seconded by Misty Soldwisch. All ayes, the motion to approve subject to conditions listed, was unanimous, 9 ayes - 0 nays.

Consider Request from Kristy Kappelman to rezone the property listed as 506 W 2nd Ave from R-2 (Single Family Residential) to C-2 (Highway Commercial) zoning.
Josh Rabe from the commission excused himself from the hearing of this property, due to past involvement with the property, to avoid any conflict of interest in the decision of rezoning.

Ryan Waller, Indianola City Manager, spoke to the commission presenting the recommendation for rezoning this property that was previously a D&D property. Ryan stated that this proposal does require rezoning but complies with the Comprehensive Plan for that area. Joe Butler stated asked if there is a continued need to hear properties that have previously been approved by the council to be rezoned within the Comprehensive Plan. Ryan responded, as part of the development agreement, the city assists with the cost of rezoning on these properties.

Marlene Nordhagen and Chris Nordhagen of 604 W 2nd Ave, spoke regarding their concerns of this rezoning. They stated they live within 200ft of the property and were notified of this request through the mail notices from the city. They wanted to know how this will effect the value of their property. Ryan spoke to their concerns, stating that during the site plan process, buffers to surrounding properties will be put in place at that time.

Norm Crawford from 505 W 1st Ave, spoke about his concerns regarding the run off from the property when the site plan for future development of this property shows a large portion being black topped or concrete flat. He discussed concerns with drainage to the storm sewer, proper hook ups to the city storm sewer to prevent flooding of this area. Joe Butler responded that the rezoning is being considering today, and that all future site plans for the area could be discussed during the site plan ordinance and building codes through the city at that time.

Joe asked if anyone else had any comments that they would like to discuss, hearing none, re requested a motion.

Motion was made by Becky Needles to approve the rezoning request of Kristy Kappleman regarding the property listed as 506 W 2nd Ave from R-2 (Single Family Residential) to C-2 (Highway Commercial) zoning. Seconded by Ron Fridley. All ayes, the motion to approve was unanimous, 8 ayes - 0 nays.

Consider Request from Tim Phillips to rezone the property listed as 2508 N Jefferson Way (Parcels 48495010010, 481520000010 and 481520000020) from A-1 (Agricultural) to C-2 (Highway Commercial).

Misty Soldwisch excused herself from the hearing due to representing Mr. Phillips in the purchase of the property, to avoid any conflict of interest in the decision to rezone.

Tim Phillips stood to present his request himself to the commission. He reported that he has demolished the previous buildings and residence on the property, with plans to sell the property for commercial businesses.

David Churchill, Interim Building Official recommended approval of the request to rezone these parcels in compliance with the Comprehensive Plan for this area.

Motion was made by Josh Rabe to approve the rezoning request of Tim Phillips for the property listed as 2508 N Jefferson Way (Parcels 48495010010, 481520000010 and 481520000020) from A-1 (Agricultural) to C-2 (Highway Commercial).
Seconded by Al Farris. All ayes, the motion to approve was unanimous, 8 ayes - 0 nays.

Other Items

Dave Churchill provided updates regarding building permits, site plans, and a follow up on previously approved items and any council responses regarding them.

Al Farris questioned whether an official opinion was given by the city attorney on the permitted use within the zoning of M-2, allowing a meat processing facility. David stated the official opinion of the attorney and the former Director of Community Development, Chuck Burgin, was that a meat processing facility would fall under permittable principles uses in an M-2 zoning. Al Farris spoke to his disagreement on this decision and his concern that certain projects that prick the ears of the public more than others and should be required to go before the Planning and Zoning board due to the general statement nature of the permissible use language within the zoning ordinance.

Ryan Waller, City Manager, spoke to Al's concern, explaining that there will be an effort to better clarify specific terms within the zoning analysis and zone ordinances within the code. Ryan discussed the pros and cons of having a general statement vs a very specific term, and the need to re visit policy on recodification which could be done by recommendation by the planning and zoning commission and the Council approval. The remainder of the projects listed were read, building permit totals and monthly listings of permits issued was provided to the board.

Meeting adjourned on a motion by Fridley and seconded by Ormsby. 9 Ayes – 0 Nays

Joe Butler, Chairperson	David Churchill