



COMMUNITY DEVELOPMENT

CITY OF INDIANOLA
PLANNING AND ZONING COMMISSION
REGULAR MEETING
November 13, 2018
6:00 P.M.
CITY HALL COUNCIL CHAMBERS

1. Call to order
2. Roll call
3. Approval of October 9, 2018 minutes
4. Consider Request from Tim Davison for approval of the vacation and conveyance of the South ½ of the alley between E. 1st Street and E. Salem Avenue. (Legal description pending)
5. Consider request from Tim Davison to rezone the property located at 308 E 1st Ave, from R-2 (Single and Two Family Residential) to C-2 (Highway Commercial).
6. Other Business
7. Adjournment

Distribution:
Planning and Zoning Commission
Mayor/ City Council
City Manager
City Clerk
General Manager
City Attorney
Warren County Zoning

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

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 Trail 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 permissible principles uses in an M-2 zoning. Al Farris spoke to his disagreement on this decision and his

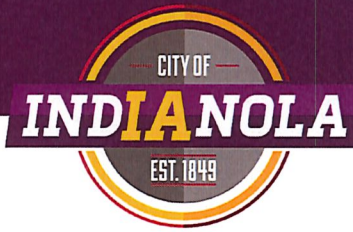
concern that certain projects that prick the ears of the public more than others and should be required to go before the Planning and Zoning board due to the general statement nature of the permissible use language within the zoning ordinance.

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



COMMUNITY DEVELOPMENT

To: Planning and Zoning Commission
From: David Churchill, Interim Building Official of Community Development
Subject: November 13, 2018 Meeting

Item # 4 Consider Request from Tim Davison for approval of the vacation and conveyance of the South ½ of the North/South alley between E. 1st Street and E. Salem Avenue. The alley lays between 110 S Jefferson Way and 308 E 1st Street.

Staff recommends approval for this request to purchase the alley way between the listed properties, as all neighbors and property owners conjoined to this alley way have signed their approval of such a transfer in ownership to Tim Davison.

Item # 5 Consider Request from Tim Davison to rezone the property located at 308 E 1st Ave, legally described as EAST INDIANOLA Lot 10 & W ½ Lot 11, Block 10, from R-2 (Single-and-two Family Residential) to C-2 (Highway Commercial).

Staff recommends approval as the zoning change, as it is consistent with the Comprehensive Master Plan for future development (change to Commercial zoning).

Neither a site development or building plan has been submitted for review at this time.



AGENDA ITEM # 4



COMMUNITY DEVELOPMENT

Agreement to Purchase Alley

DAVISON LLC / Tim DAVISON requests to purchase the alley legally described as:

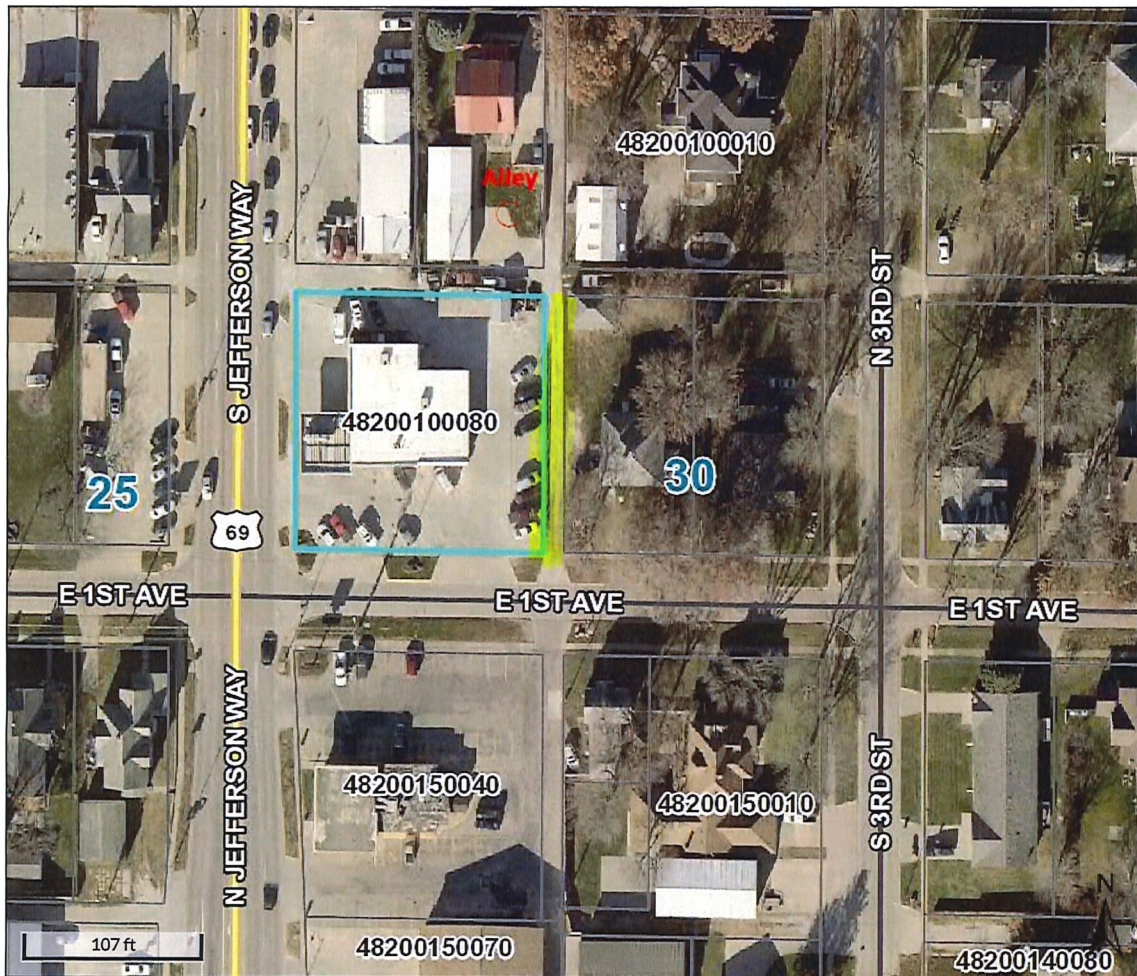
THE South 1/2 of the North / South ALLEY That LIES BETWEEN
LOT 8 AND 9 - 10 LOT 11 Block 9 Block 10 (Between South Jefferson Way AND North 3rd Street)
W/ Street access off of E 1st Ave .

The undersigned owns the property adjacent to the alley legally described above and agrees to purchase the alley.

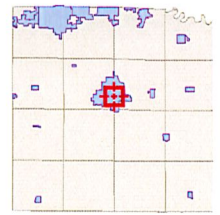
Name	Address	Date
<u>Johnny J. Ford</u>	<u>310 E. 1st Ave.</u>	<u>10-19-18</u>
<u>Georgene Glascock</u>	<u>309 E. Salem</u>	<u>10-19-18</u>
<u>Paul Brown</u>	<u>301 E SALEM</u>	<u>10.19.18</u>
<u>Jimmy D. Quinn</u>	<u>303 East Salem</u>	<u>10.19.18</u>
<u>Tim Davison</u>	<u>110 S. Jefferson</u>	<u>10.19.18</u>

\$200.00 Fee

Receipt No#: _____



Overview



Legend

Roads

- <all other values>
 - Interstate
 - Highway
 - Ramp
 - County Gravel
 - County Level B
 - County Level C
 - City Gravel
 - City Street
 - Private Street
 - Corporate Limits
 - Parcels
 - Political Township
 - Sections
- ##### Major Roads
- County Hwy
 - State Hwy
 - US Hwy
 - Interstate
 - Water

Parcel ID	48200100080	Alternate ID	n/a	Owner Address	DAVISON, TIM J/LAURAL
Sec/Twp/Rng	n/a	Class	C		110 S JEFFERSON
Property Address	110 S JEFFERSON WAY	Acreage	n/a		INDIANOLA IA 50125
	INDIANOLA				
District	48300				
Brief Tax Description	30-76-23 EAST INDIANOLA LOT 7 EX HWY & LOTS 8 & 9 BLK 10				
	(Note: Not to be used on legal documents)				

Disclaimer:

The maps included in this website do not represent a survey and are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contain information required for government purposes. No warranties, expressed or implied, are provided for the data herein, its use or its interpretation. Warren County assumes no responsibility for use or interpretation of the data. Any person that relies on any information obtained from this site does so at his or her own risk. All critical information should be independently verified.

The 2,000 Foot Buffers layer is for law enforcement guidance only, and is based on the best information available at the time it was prepared. This layer should not be considered to be a complete and accurate representation of the locations of every school or child care facility, and will be changed as new information is available. The registered offender is responsible for ensuring that proposed residence is in compliance with the law, and may not rely solely on this layer. The registered offender should seek legal advice from a licensed attorney if needed.

Date created: 10/19/2018
Last Data Uploaded: 10/19/2018 8:09:54 AM

NOTICE

TO PROPERTY OWNERS:

YOU ARE HEREBY NOTIFIED that the Planning and Zoning Commission of the City of Indianola, Iowa, has under consideration rezoning request from Tim Davison to amend the zoning of a property that is within 200 feet of your property, from R-2 (Single Family Residential) to C-2 (Highway Commercial). **See Map on Reverse.

This property is legally described as follows: 30-76-23 EAST INDIANOLA LOT 10 + W 1/2 LOT 11 BLK 10- Parcel # 48200100100 and locally known as 308 E 1st Ave, City of Indianola, Iowa.

Also under consideration by the Planning and Zoning Commission of the City of Indianola, Iowa is the request by Tim Davison to purchase the alley legally described as: THE SOUTH 1/2 OF N/S ALLEY, LOT 8 + 9-10 LOT 11 BLK 9 + BLK 10. This alley has street access off of E 1st Ave. Signatures from property owners adjacent to the alley have been obtained and provided, agreeing to Tim Davison's purchase of this alley way.

These applications are on file at the City Clerk's Office in the Department of Community Development.

YOU ARE HERBY NOTIFIED that the said application will be considered at the Planning and Zoning meeting held in the Council Chambers of the Municipal Building of the City of Indianola, Iowa, on the 13th day of November 2018 at 6:00pm.

If you have any questions regarding this notification, please contact the Department of Community Development at 961-9430.

David Churchill
Interim Building Official
City of Indianola
515-961-9430

Kristin Brekelmans

From: Jason Etnyre
Sent: Monday, October 22, 2018 9:17 AM
To: Rick Graves; David Churchill; Diana Bowlin; Andy Lent; Amy Beattie; Greg Chia; Lou Elbert; Mike Metcalf; Ryan Waller
Cc: Kristin Brekelmans
Subject: RE: Alley Disposal

My only concern with this alley vacation would be what the status of the north portion of this alley is left as. We need to ensure that those property owners have unrestricted access to their property and also we can handle snow removal and future alley maintenance without issues. Other than that, Streets sees no issue with this vacation.

Jason

From: Rick Graves
Sent: Monday, October 22, 2018 9:14 AM
To: David Churchill <dchurchill@indianolaiowa.gov>; Diana Bowlin <dbowlin@indianolaiowa.gov>; Andy Lent <alent@indianolaiowa.gov>; Amy Beattie <Amy.Beattie@brickgentrylaw.com>; Jason Etnyre <jetnyre@indianolaiowa.gov>; Greg Chia <gchia@indianolaiowa.gov>; Lou Elbert <lbert@indianolaiowa.gov>; Mike Metcalf <mmetcalf@indianolaiowa.gov>; Ryan Waller <rwaller@indianolaiowa.gov>
Cc: Kristin Brekelmans <kbrekelmans@indianolaiowa.gov>
Subject: RE: Alley Disposal

David,

We have no issues with vacating the alley.

Thanks

*Rick Graves
Wastewater Supt.
City of Indianola
rgraves@indianolaiowa.gov
w. 515.961.9416
c. 515.577.2444*

*Note: New Email Address rgraves@indianolaiowa.gov



From: David Churchill
Sent: Thursday, October 18, 2018 1:10 PM

Kristin Brekelmans

From: Jason Etnyre
Sent: Monday, October 22, 2018 2:21 PM
To: Rick Graves; David Churchill; Diana Bowlin; Andy Lent; Amy Beattie; Greg Chia; Lou Elbert; Mike Metcalf; Ryan Waller
Cc: Kristin Brekelmans
Subject: RE: Alley Disposal

Good to know....

Jason

From: Rick Graves
Sent: Monday, October 22, 2018 9:22 AM
To: Jason Etnyre <jetnyre@indianolaiowa.gov>; David Churchill <dchurchill@indianolaiowa.gov>; Diana Bowlin <dbowlin@indianolaiowa.gov>; Andy Lent <alent@indianolaiowa.gov>; Amy Beattie <Amy.Beattie@brickgentrylaw.com>; Greg Chia <gchia@indianolaiowa.gov>; Lou Elbert <lbert@indianolaiowa.gov>; Mike Metcalf <mmetcalf@indianolaiowa.gov>; Ryan Waller <rwaller@indianolaiowa.gov>
Cc: Kristin Brekelmans <kbrekelmans@indianolaiowa.gov>
Subject: RE: Alley Disposal

Jason,

It is on the route for snow removal, but when we took over doing the alleys in 2008 or so,, the guys received a phone call to stay out of the alley as it is being taken care of. So they have not plowed the alley since then.

Thanks

Rick Graves
Wastewater Supt.
City of Indianola
rgraves@indianolaiowa.gov
w. 515.961.9416
c. 515.577.2444

*Note: New Email Address rgraves@indianolaiowa.gov



From: Jason Etnyre
Sent: Monday, October 22, 2018 9:17 AM
To: Rick Graves <rgraves@indianolaiowa.gov>; David Churchill <dchurchill@indianolaiowa.gov>; Diana Bowlin

Cc: Kristin Brekelmans <kbrekelmans@indianolaiaowa.gov>

Subject: Alley Disposal

Development team,

Tim Davison of Chumbleys Auto service has request the vacation of the N/S alley between 110 S Jefferson and 308 E 1st street. For the south ½ of the alley between the ROW on E 1st street and the north property line of the shared properties.

This request will accompany his request to rezone the 308 E 1st street property from R-1 to C-2.

Are there any additional forms or documents other than the request be in writing and he is provides the commission a legal description of the alley way?

This will accompany any development plans he and his engineer may submit for review.

At this time we have not received any additional site design documents.

Thank you

dc

David Churchill

Interim Building Official

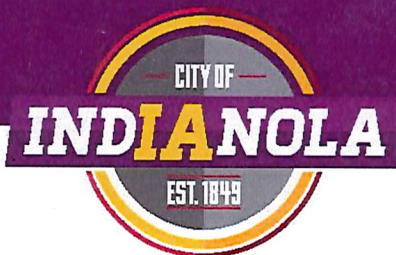
Community Development

City of Indianola

515-961-9430

dchurchill@indianolaiaowa.gov

AGENDA ITEM # 5



COMMUNITY DEVELOPMENT

Rezoning Application

Local Address: 308 E 1st Ave .

Legal Description: 30 - 76 - 23 East Indianola LOT 10 E N 1/2 Lot 11 Blk 10 .

Present Zoning: R-2

Zoning Requested: C-2

Existing Use: Residential Home - being demolished

Proposed Use: Commercial Service .

*Names and address of all property owners within 200 feet of the property for which the change is requested. (Attach to form.)

A statement of the reasons why the applicant feels the present zoning classification is no longer valid.

This follows the city Comprehensive Plan for future land zoning - and future business growth in the area .

A plat showing the locations, dimensions and use of the applicant's property and all property within 200 feet thereof, including streets, alleys, railroads, and other physical features. Please attach plat.

If the requested zoning change is from A-1 (Agricultural) to any other classification, the application shall contain the **number of acres** in each **soil type** for which a rezoning change is requested and the **crop suitability rating** of each. The soil type and its crop suitability rating shall be determined by the latest cooperative soil survey and accompanying data.

n/a

Signature of Applicant

\$200.00 Fee

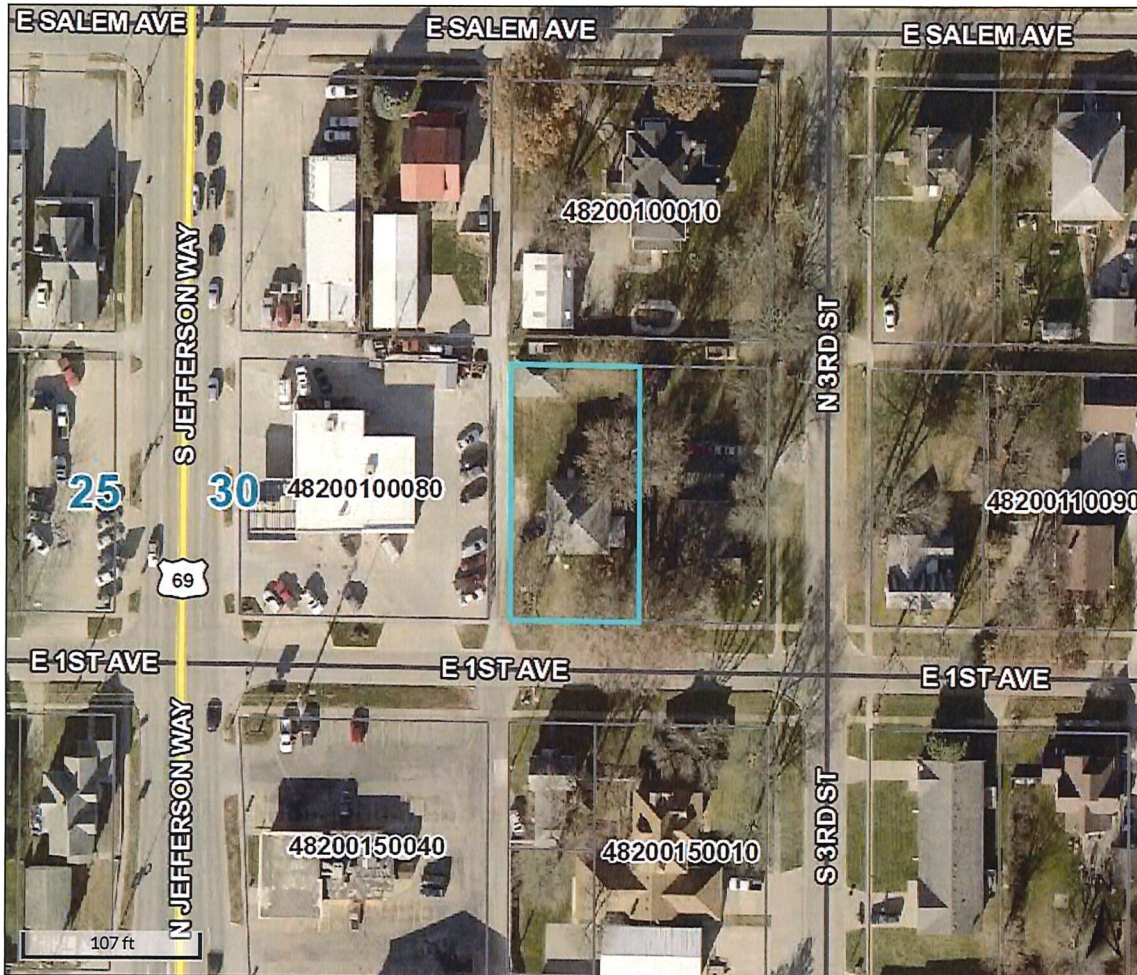
Receipt No. 1.184327

Applicant Full Name Printed: DAVISON LLC / TIM DAVISON

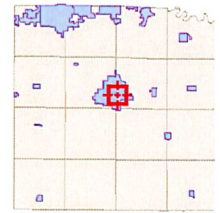
Applicant Mailing Address: 110 S. Jefferson

Email Address: tim@chumpkeysautocare.com

Contact Number: 515.961.2594



Overview



Legend

Roads

- <all other values>
- Interstate
- Highway
- Ramp
- County Gravel
- County Level B
- County Level C
- City Gravel
- City Street
- Private Street
- Corporate Limits
- Parcels
- Political Township
- Sections
- Major Roads**
- County Hwy
- State Hwy
- US Hwy
- Interstate
- Water

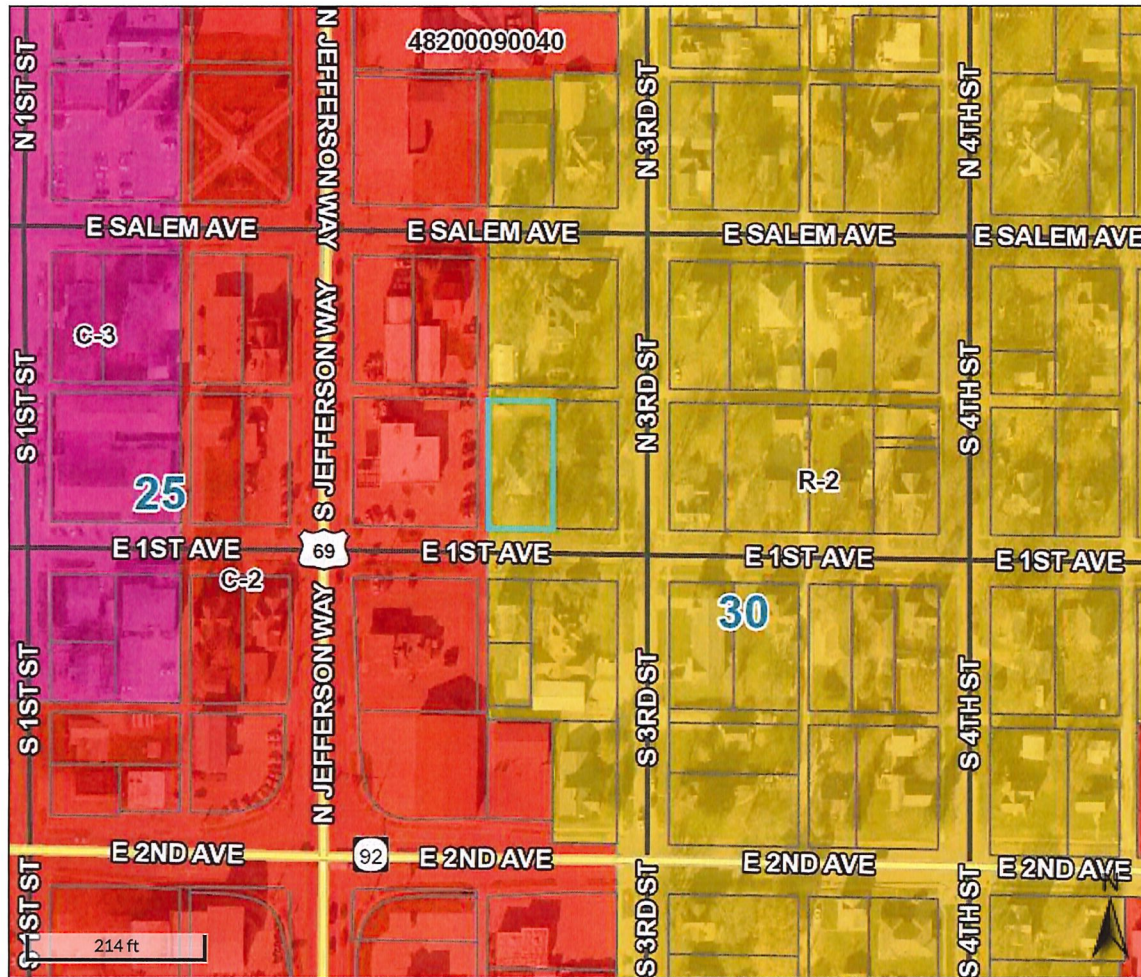
Parcel ID	48200100100	Alternate ID	n/a	Owner Address	DAVISON LLC
Sec/Twp/Rng	n/a	Class	R		110 S JEFFERSON WAY
Property Address	308 E 1ST AVE	Acreage	n/a		INDIANOLA IA 50125
	INDIANOLA				
District	48300				
Brief Tax Description	30-76-23 EAST INDIANOLA LOT 10 & W 1/2 LOT 11 BLK 10				
	(Note: Not to be used on legal documents)				

Disclaimer:

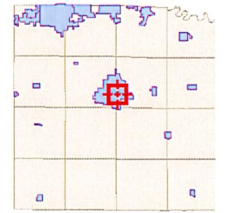
The maps included in this website do not represent a survey and are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contain information required for government purposes. No warranties, expressed or implied, are provided for the data herein, its use or its interpretation. Warren County assumes no responsibility for use or interpretation of the data. Any person that relies on any information obtained from this site does so at his or her own risk. All critical information should be independently verified.

The 2,000 Foot Buffers layer is for law enforcement guidance only, and is based on the best information available at the time it was prepared. This layer should not be considered to be a complete and accurate representation of the locations of every school or child care facility, and will be changed as new information is available. The registered offender is responsible for ensuring that proposed residence is in compliance with the law, and may not rely solely on this layer. The registered offender should seek legal advice from a licensed attorney if needed.

Date created: 10/8/2018
Last Data Uploaded: 10/8/2018 7:55:11 AM



Overview



AGENDA ITEM # 6

**CITY OF INDIANOLA
BUILDING PERMITS**

Copy to: Mayor,
Council,
Trustees, CM,

October-18

<u>Code</u>	<u>Type</u>	<u>Permits Issued</u>	<u>Amount</u>	<u>Average</u>	<u>Non-Taxable</u>
101	Single Family Home	0	\$0		
102	Single Family Attach	0	\$0		
103	Two Family	1	\$220,000	\$220,000	
104	Three or More Families	0	\$0		
322	Service Stations	0	\$0		
324	Office	1	\$0	\$0	\$124,900
328	Non-resident buildings	0	\$0		
329	Pool	0	\$0		
434	Residential Add/Alt	4	\$35,118	\$8,780	
437	Non-residential add/alt	1	\$60,000	\$60,000	
438	Res garage/carports	2	\$54,000	\$27,000	
645	Demo - sfd	1	\$0	\$0	\$0
649	Demo - commercial	0	\$0		
September Total		10	\$369,118		\$124,900
<u>Residential Value</u>		<u>Commercial Value</u>		<u>All Non-Taxable</u>	
83.7%		-17.6%		33.8%	

YEAR TO DATE TOTAL

<u>Code</u>	<u>Type</u>	<u>Permits Issued</u>	<u>Amount</u>	<u>Average</u>	<u>Non-Taxable</u>
101	Single Family Home	28	\$5,194,766	\$185,527	
102	Single Family Attach	0	\$0		
103	Two Family	5	\$1,335,000	\$267,000	
104	Three or More Families	0	\$0		
322	Service Stations	0	\$0		
324	Office	2	\$1,544,000	\$772,000	\$1,668,900
328	Non-resident buildings	7	\$1,713,976	\$244,854	\$185,000
329	Pool	7	\$111,700	\$15,957	
434	Residential add/alt	40	\$536,820	\$13,421	
437	Non-residential add/alt	21	\$6,049,708	\$288,081	\$5,326,830
438	Res garage/carports	18	\$246,520	\$13,696	
645	Demo - sfd	9	\$0	\$0	
649	Demo - commercial	0	\$0		
YTD TOTAL		137	\$16,732,490		\$7,180,730
<u>Residential Value</u>		<u>Commercial Value</u>		<u>All Non-Taxable</u>	
44.4%		12.7%		42.9%	

BUILDING & ZONING
Building Permit Detail

September 2018

434	132	Brenda Binder Demo Deck / Build Deck 1606 W Franklin Ave 23-76-24 ROLLING HILLS SUB DIV PART 1 LOT 36 EX W 15 W 10 LOT 137	\$1618	10/2/2018
434	133	Nathan Fosenburg Deck Addition 400 S 8th Ct, Unit 42 30-76-23 THE MEADOWS PLAT 1 PHASE 111 LOT 3 UNIT 42	\$3500	10/2/2018
	134	United States Cellular Company Alteration Repair Tower 1200 N 15th Street 19-76-23 IND INDUSTRIAL PARK N 67 S 77 E 83 LOT 8 CELL TOWER	\$60000	10/3/2018
103	135	Construction by Cambron LLC Duplex 504/506 1st Street 25-76-24 OL SOUTH IND N 192' LOT 2	\$220000	10/4/2018
438	136	Doris Shuler -Maloney Addition 1005 N O Street 23-76-24 INDIANOLA AUTUMN RIDGE PLAT 1 LOT 3	\$47000	10/5/2018
324	137	Indianola School District Remodel 1304 E 2nd Ave 30-76-23 Auditors Outlot S OL 32 & PT OR & Q RR Row on N	\$124900	10/16/2018
438	138	Justin Kappelman Garage 510 W 2nd Ave 25-76-24 OL JONES & WINDLES ALL of Alley & LOT 16 & 5 6' Alley on N	\$7000	10/18/2018

BUILDING & ZONING
Building Permit Detail

September 2018

434	139	Ground Breaker Homes Basement Finish 616 Trail Ridge Road 13-76-24 Heritage Hills Plat 5 Unit L LOT 5	\$10000	10/23/2018
434	140	Midwest Builders Deck / Sunroom 500 Norwood Place 24-76-24 COUNTRY CLUB KNOLLS LOT 53	\$20000	10/29/2018
645	141	Tom Davison Demolition of Single Family Dwelling 308 E 1st Ave 30-776-23 EAST INDIANOLA LOT 10 + W 1/2 LOT 1 BLK 10	\$0	10/31/2018

Construction Project Updates Week of 10/29/2018

	<u>Name</u>	<u>Address</u>	<u>Contractor</u>	<u>Construction</u>	<u>Value</u>	<u>Status</u>
1	CIO Properties, LC	302 East Scenic Valley Avenue	Downing Construction	Orthodontic Clinic	\$600,583	Complete
2	Indianola Community Schools	1301 East 2nd Avenue	DDVI	Administration Building	\$1,544,000	Building entry area is complete with cap flashing. Decorative screen wall at east and north elevations in place and partially painted. Rough grading and exterior sidewalks with parking lot patch work in place. Interior finish work continuing. The above ceiling inspection scheduled and completed this week.
3	IMU	1300 East Iowa Avenue	Downing Construction	Line Shop	\$650,000	Building is almost complete. The privacy fence on the was property line has been installed. the final grading of on the south end of the building is being completed this week. Interior shop area work is continuing on fire sprinkler system and final finishes. Office area wall finishes are continuing, floor finishes done. Above ceiling inspection complete. Waiting for final inspection request.
4	IMU	110 South B Street	DDVI	Fiber Shop Alteration	\$476,700	Temp CO in place. Building is complete . Waiting on FD report and approval.
5	St. Thomas Catholic Church	210 R-63 Hwy.	Ball Team	Church Addition	\$1,672,670	Phase I of the North building received Temporary certificate of occupancy. Exterior finish materials are complete on the north building and are in process on the south Exterior concrete work completed for all site paving and sidewalks. Phase II(south building interior work is complete. Installation of the exterior wall panels and final grading are 75% complete.
6	Des Moines Metro Opera	106 West Boston Avenue	Breiholz Construction	Addition/Alteration	\$3,300,000	Exterior wall patching and repairs are completed on the existing structure. wall framing on the addition is in process and 70% complete. Roof membrane and mechanical units on room are in place and work is continuing to finish up those items. Site work has begun final grading on entry area & sidewalk concrete along street are in place with framework to entry. sidewalk in progress. Rough grading of the site has started with the relocation of the contractors trailer and materials.

Construction Project Updates Week of 10/29/2018

7	Dowie Construction	401 E Euclid Ave	Dowie Construction	Contractor Shop	\$220,000 per development agreement	Interior walls have been painted. Exterior prefinished metal roof and associated trim are complete and the exterior wall panels are in progress. Concrete drive is has been poured and the sidewalk and approach will be completed this week.
8	Cambron & Thacker	1400 E Iowa	Cambron & Thacker	Warehouse Extension	\$ 162,568.00	Building 100%, waiting on final inspection request. Some site clean up will be required. No change
9	IMU	210 W 2nd	Tim Morris	Office remodel	95,335	Building permit application filed 10/25/2018. The permit has been approved and interior demolition has begun.
10	Kappelman Appliances	506 W 2nd Street	TBA	New retail	\$211,615.00	Building permit application filed on 10/22/18. Site and building plans have been reviewed and report has been returned to applicant for responses.