

INDIANOLA PLANNING AND ZONING COMMISSION
REGULAR MEETING
November 13, 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: Jerry Felton Terrell, Brent Terrell, Sharon Crabb, Tim Davison, Terry Pauling, David Churchill, Jason Etnyre, Kristin Brekelmans.

Members of the Commission absent: Sarah Ritchie

The minutes of the October 9th, 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 Tim Davison for approval of the vacation and conveyance of the South 1/2 of the alley between E. 1st Street and E. Salem Avenue. (Legal (description pending))

David Churchill spoke to the Commission regarding the application to vacate the alley.

Joe Butler asked if anyone had comments they would like to discuss, or if David has received any feedback regarding the alley being vacated. Hearing none, Joe requested a motion.

Motion was made by Josh Rabe to approve the vacation and conveyance of the South 1/2 alley between East 1st Street and East Salem Avenue, to Tim Davison. Seconded by Misty Soldwisch. All ayes, the motion to approve was unanimous, 9 ayes - 0 nays.

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).

David Churchill spoke to the commission regarding this application and reported this zoning change does fall within the Comprehensive Plan for future land use, and that staff recommended approval.

Sharon Crabb at 404 E Salem, stood to speak, asking the applicant, Tim Davison, what the intended future purpose of the lot would be used for, if it is approved for rezoning.

Tim Davison of 100 Orchard Circle, stood to reply, stating he would like to create more parking to his existing facility and add more shop space. Tim reported his intentions were to "bridge the gap" to allow more bay space, since current vehicles are being parked over the right-of-way. He added he would like to create green space in the front and corner of the lot of the existing neighboring property allowing the rezoned portion to be fenced in.

Jerry Ferrell at 310 E 1st Ave, stood to speak, stating that he purchased his home, not being aware that the homes around him were planned for future commercial use in the Comprehensive Plan. Jerry inquired about green space and buffering that was mentioned in conversations related to this. Joe Butler explained the terms to Jerry to his understanding. Jerry mentioned that he has a list of items he is concerned about that the buffering concept would be take care of.

Misty Soldwisch asked for a map showing the future zoning in the Comprehensive Plan. Al Farris gave history on his knowledge regarding the intentions of the commercial development along Hwy 65/69.

Sharon Crabb asked how the change in zoning would affect the taxable value of her home. She was directed by the Commission to contact the Warren Co Assessor office.

Jerry Ferrell spoke to the Commission about his experiences with noises from business' presently at 3:00 a.m.. Misty Soldwisch mentioned that there was an update on noise ordinances just this month. Discussions continued.

Motion was made by Becky Needles to approve the request to rezone the property located at 308 E 1st Ave, from R-2 (Single and Two Family Residential) to C-2 (Highway Commercial) made by Tim Davison. Seconded by Bob Ormsby. All ayes, the motion to approve was unanimous, 9 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.

Meeting adjourned on a motion by Al Farris and seconded by Becky Needles. 9 Ayes – 0 Nays. Unanimous.

Joe Butler, Chairperson

David Churchill