

INDIANOLA PLANNING AND ZONING COMMISSION
REGULAR MEETING
SEPTEMBER 9, 2014
6:00 P.M.

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

Joe Butler
Mary Donaghy
Cindy Johnson
Bob Ormsby
Rich Piper
Misty Soldwisch

Also present: Mindi Robinson and Chuck Burgin.

The minutes of the August 12, 2014 meeting were approved on a motion made by Butler and seconded by Johnson. Question was called for and on voice vote Chairperson Ormsby declared the motion carried unanimously.

Tiffany Coleman entered the meeting.

Consider request from Karla Beard to rezone Outlot 35 of Auditors Outlots, locally known as 2000 East 2nd Avenue, from A-1 (Agriculture) to R-3 (Mixed Residential).

Chuck summarized the request stating he supported the request to rezone because R-3 zoning is an extension from the adjacent properties to the north and east and the Future Land Use map indicates the area as mixed residential.

Motion was made by Donaghy and seconded by Piper to approve the request from Karla Beard to rezone Outlot 35 of Auditors Outlots, locally known as 2000 East 2nd Avenue, From A-1 (Agriculture) to R-3 (Mixed Residential). Question was called for and on voice vote Chairperson Ormsby declared the motion carried unanimously.

Consider request to vacate and purchase the South ½ of the North/South alley within Block 9 East Indianola Addition.

Chuck summarized the request stating the alley is not currently used for through traffic as the north half of the alley was closed for construction of Mercy Clinic. All other alleys within the block have been closed previously. Chuck further stated that easement rights should be retained by the City.

Motion was made by Piper and seconded by Donaghy to approve the request to vacate and purchase the South ½ of the North/South alley within Block 9 East Indianola

Addition and retain easement rights. Question was called for and on voice vote Chairperson Ormsby declared the motion carried unanimously.

Consider an amendment to the Site Plan Ordinance mandating hard surface paving for all areas subject to vehicle traffic for properties having highway frontage.

Chuck briefly reviewed the discussion from the August 12th P&Z meeting. He further stated more direction was needed as to next steps in the process. A letter has been drafted to notify the 47 property owners that the change would affect. He reiterated the change would only be for new construction or for property owners who wish to build an addition of 50% or 1,000 square feet.

Ormsby questioned how to determine the front, side and rear yard setbacks. Chuck stated the zoning ordinance defines those setback areas, including side street setbacks.

Committee agreed the exemption of single family dwellings and two family dwellings was a good idea to stay consistent with the site plan ordinance regulations. Committee further agreed to not allow gravel in display areas. Committee agreed to adjust the notification letter to allow for input via letter or email and to include display areas as well.

Meeting adjourned on a motion by Donaghy and seconded by Coleman.

Bob Ormsby, Chairperson

Mindi Robinson