



PLANNING AND ZONING COMMISSION MEETING

November 9, 2021

6:00 PM

City Council Chambers

Agenda

- 1. Call to Order**
- 2. Roll Call**
- 3. Agenda Approval**
- 4. Minutes Approval**
 - A. Approval of the minutes from the 10/12/2021 meeting.
- 5. Public Comment**
 - A. Public Comment Form
- 6. Old Business**
- 7. New Business**
 - A. Consider recommendation on request for approval of a Final Plat for Warren Wonder Estates, located within two miles of the City of Indianola.
- 8. Comments**
 - A. Building Permit Report
 - B. Current Projects
- 9. Adjourn**



PLANNING AND ZONING COMMISSION MEETING

October 12, 2021

6:00 PM

City Council Chambers

Minutes

1. Call to Order

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

Sarah Ritchie
Misty Soldwisch
Al Farris
Bob Ormsby

Members Absent: Jeromy Pribil, Erin Freeburg, Josh Rabe

Staff Present: Charlie Dissell, Cortney Marmon

Public Present: Judy Anthony 1010 Robin Glen

2. Roll Call

3. Agenda Approval

Commissioner Farris moved to approve the agenda of the October 12th, 2021 Planning and Zoning Commission meeting. Commissioner Ormsby seconded the motion. On roll call the vote was AYES: Soldwisch, Ritchie, Farris, Ormsby Opposed: None. Whereupon the Chairperson declared the motion carried unanimously.

4. Minutes Approval

Commissioner Ritchie moved to approve the minutes of the September 14th meeting and Commissioner Farris seconded the motion. On roll call the vote was AYES: Soldwisch, Ritchie, Farris, Ormsby Opposed: None. Whereupon the Chairperson declared the motion carried unanimously.

A. Approval of the minutes from the 09/14/2021 meeting.

5. Public Comment

A. Public Comment Form

6. Old Business

7. New Business

- A. Consider recommendation on request for approval of a Plat of Survey for Robert and Elizabeth Freese, located at 603 East Hillcrest Avenue.

Mr. Dissell provided an overview.

Commissioner Farris asked if the property would be zoned R1 if approved.

Mr. Dissell said no.

Commissioner Farris asked why it would not be.

Mr. Dissell said the property owner would have to request to have it rezoned.

Commissioner Ormsby moved to approve the agenda item and Commissioner Ritchie seconded the motion. On roll call the vote was AYES: Soldwisch, Ritchie, Farris, Ormsby Opposed: None. Whereupon the Chairperson declared the motion carried unanimously.

- B. Consider request from JK Management LLC for a right-of-way vacation and conveyance of the portion of the north/south alley that lies west of Lots 15 and 16 of the Plat of Jones and Windles Addition to Indianola, Warren County, Iowa.

Mr. Dissell provided an overview.

Commissioner Farris asked who would end up with the title for this alley.

Mr. Dissell said it would be divided among all adjoining property owners.

Commissioner Farris moved to approve the agenda item with alternative two which requires a public utility easement, be granted to the city and Commissioner Ritchie seconded the motion. On roll call the vote was AYES: Soldwisch, Ritchie, Farris, Ormsby Opposed: None. Whereupon the Chairperson declared the motion carried unanimously.

- C. Consider request from Diligent Development to rezone property located at 1909 South K Street from A-1 (Agricultural/Open Space Zoning District) to R-1 (Single-Family Residential Detached Zoning District).

Mr. Dissell provided an overview.

Commissioner Ormsby moved to approve the agenda item and Commissioner Ritchie seconded the motion. On roll call the vote was AYES: Soldwisch, Ritchie, Farris, Ormsby Opposed: None. Whereupon the Chairperson declared the motion carried unanimously.

- D. Discussion and direction on regarding proposed residential rental housing ordinance and program.

Mr. Dissell provided an overview. He discussed timelines for rental inspections as well as what the expectations would be for both the landlord and the tenant.

Mr. Dissell also stated concerns from the Board of Adjustment including costs for radon testing and costs to landlords for changing locks on units every time a tenant moves out.

Ms. Rizvic discussed the survey results from the rental survey.

Commissioner Farris asked if we have guidelines in place for radon testing.

Mr. Dissell said the state requires a system to be put in but we don't have anything in place for that.

Commissioner Ormsby asked if a landlord would be required to test for radon.

Mr. Dissell said no and we would also need to look at how the type of test would be regulated.

Commissioner Soldwisch suggested the option of having a rental tested for radon before a tenant rents.

Mr. Dissell stated it would be good to find a way to say you can't deny a test but you can deny

mitigation, as a landlord, and not rent to a tenant.

Commissioner Soldwisch asked if radon issues or defects in the home are something that can be withheld from a tenant.

Mr. Dissell said if we were giving the tenant the option to test before renting, then they would discover that information.

Commissioner Soldwisch said s/he thinks a landlord and tenant should be able to negotiate changing the locks. Not all locks need to be changed.

Commissioner Ritchie said changing the locks on a unit is not a common practice.

Mr. Dissell said that it could be worded that if a tenant requests the lock to be changed, then it becomes a requirement.

Commissioner Farris asked about the lawn care requirement. He wondered if you have flowers that grow taller than the height restrictions, could you not have them.

Mr. Dissell said there is some flexibility with that.

Commissioner Ritchie asked what the remedy would be if mold or carbon monoxide were found.

Mr. Dissell said it would be situational. Depending on the severity of the issue, every situation would be different.

No motion required discussion and direction item.

8. Comments

A. Building Permit Report

Mr. Dissell discussed numbers and amounts on the Building Permit Report.

B. Current Projects

9. Adjourn

Meeting was adjourned at 6:50pm



— PLANNING & ZONING COMMISSION —

NOTICE:

The City of Indianola is committed to maintaining a high level of communication with the community by providing easy-to-access information and materials about government activities and policies.

For those who do not wish to attend meetings in person, the City of Indianola hosts its meetings virtually at:
<https://www.youtube.com/CityofIndianolaiowa>

You may also view the meeting via a zoom webinar (Password: 872448):
<https://us02web.zoom.us/j/87430037984?pwd=UC80RVBnVll1YzZHNUFNakV3T3RFZz09>

Or One tap mobile:

US: +13126266799,87430037984#, *872448# or +16465588656, 87430037984#, *872448#

Or Telephone, dial (for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782

Webinar ID: 874 3003 7984

Passcode: 872448

International numbers available: <https://us02web.zoom.us/j/87430037984?pwd=UC80RVBnVll1YzZHNUFNakV3T3RFZz09>

If you have a question or would like to submit a public comment, but are unable to attend the meeting, please do one of the following:

- Call (515) 961-9448 immediately before the public comment or public hearing.
- Submit an electronic public comment form by visiting our website at:
<https://www.indianolaiowa.gov/FormCenter/Community-Development-3/Public-Comment-78>
- Submit an e-mail with your comments to comdev@indianolaiowa.gov
- Submit written comments to:

Planning and Zoning Commission
110 N 1st Street
Indianola, IA 50125

Forms received by 5:00 p.m. on the day of the meeting will be distributed to the Planning and Zoning Commission prior to the meeting. Comments received after the deadline will be sent to the Planning and Zoning Commission as soon as possible.

The City of Indianola is pleased to provide accommodations to disabled individuals or groups and encourages their participation in city government. Should special accommodations be required, please contact the Community Development Department at least 48 hours in advance at 515-961-9430 or email comdev@indianolaiowa.gov to have reasonable accommodations provided.



MEMORANDUM

To: Planning and Zoning Commission

From:

Date: November 9, 2021

Subject: Consider recommendation on request for approval of a Final Plat for Warren Wonder Estates, located within two miles of the City of Indianola.

Recommendation:

Attachments:

1. Staff Report_Warren Wonder
2. 2- 20211026154729869
3. 3- 20211012170821031



Community Development

110 N. First St., Indianola, IA 50125-0299 • www.indianolaiowa.gov
515-961-9430 • comdev@indianolaiowa.gov

Staff Report

Planning and Zoning Commission

Date of Meeting: November 9, 2021

Agenda Item: 7. A. Consider recommendation on request for approval of a Final Plat for Warren Wonder Estates, located within two miles of the City of Indianola.

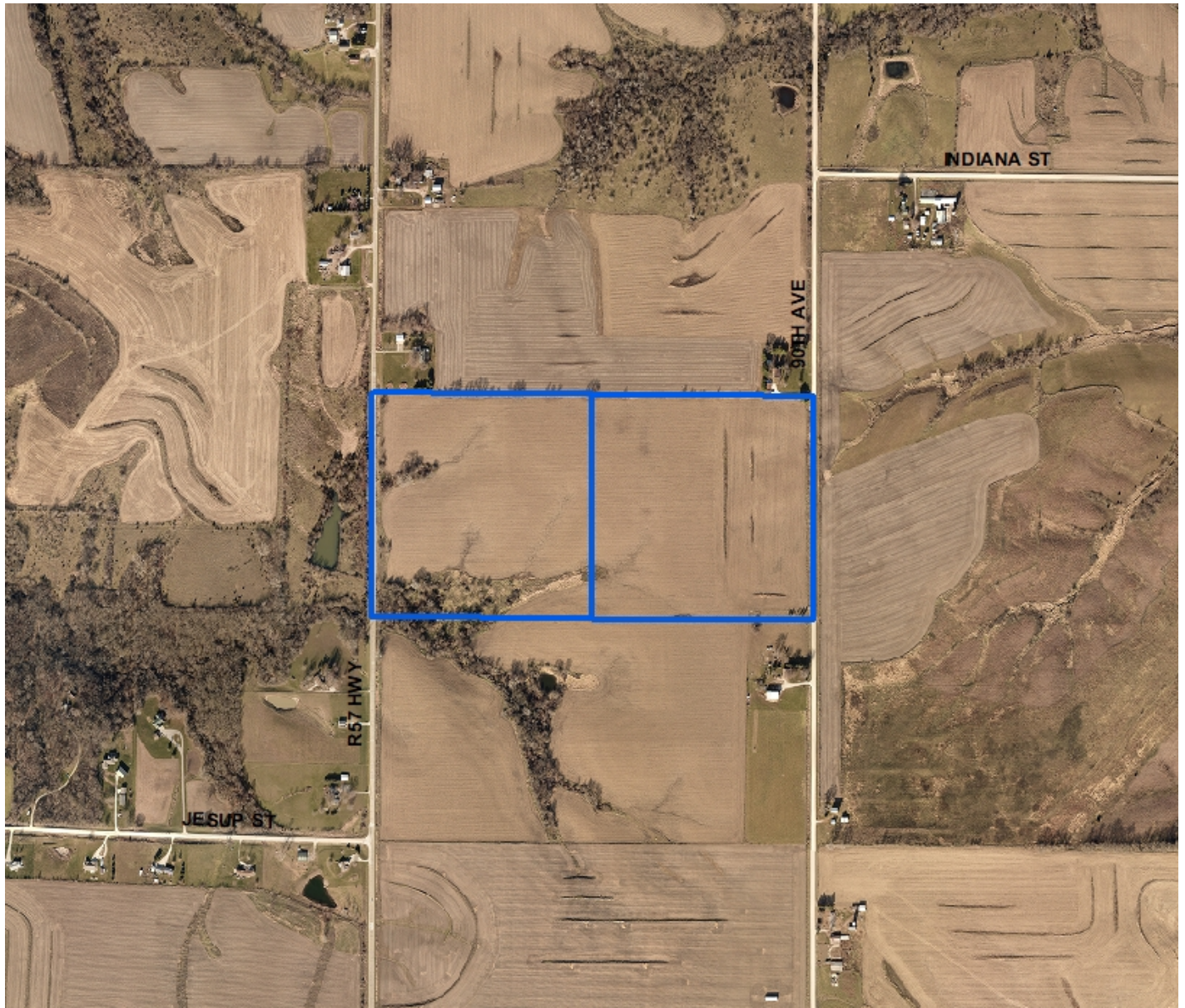
Application Type: Final Subdivision Plat

Applicant: Larry Hughes

Comprehensive Plan Designation: Agriculture

Application Summary: Request for final plat approval of a 15-lot residential subdivision

AERIAL MAP



APPLICABLE CODE SECTIONS

The following sections of the Code of Ordinances of Indianola, Iowa apply to this request:

170.06 FINAL PLATTING PROCEDURE.

1. A final plat shall be submitted within six (6) months of the approval of the preliminary plat, or such approval shall expire and the preliminary plat shall be resubmitted for approval prior to the preparation of a final plat.
2. Procedures for final plats shall be the same as set out for preliminary plats in Section 170.05 above.
3. Upon approval of the final plat, a certification of approval signed by the Mayor and attested by the Clerk shall be affixed to the original tracing of the final plat and copies of the same filed with the Clerk, County Auditor and County Recorder, along with such other certifications and instruments as may be required by law.
4. Final platting of townhome lots and as built surveys shall be completed and recorded prior to occupancy of the units.

170.10 FINAL PLAT REQUIREMENTS. The final plat shall meet the following specifications:

1. It may include all or only part of the preliminary plat.
2. The plat shall be drawn to the scale of fifty (50) feet to one (1) inch, provided that if the resulting drawing would be over thirty-six (36) inches in its shortest dimension, a scale of one hundred (100) feet to one (1) inch may be used. An electronic file is required to be filed prior to Planning and Zoning action with the Clerk.
3. The final plat shall contain the following:
 - A. Accurate boundary lines, with dimensions and angles, which provide a survey of the tract, closing with an error of not more than one (1) foot in three thousand (3,000) feet.
 - B. Accurate references to known or permanent monuments, giving the bearing and distance from some corner of a congressional division of the county of which the subdivision is a part.
 - C. Accurate locations of all existing and recorded streets intersecting the boundaries of the tract.
 - D. Accurate metes and bounds description of the boundary.
 - E. Street names.
 - F. Complete curve notes for all curves included in the plat.
 - G. Street right-of-way lines with accurate dimensions in feet and hundredths of feet with angles to right-of-way lines and lot lines.
 - H. Lot numbers and dimensions.
 - I. Accurate locations and descriptions of easements for utilities and any limitations on such easements.
 - J. Accurate dimensions for any property to be dedicated or reserved for public, semi-public or community use.
 - K. Building lines and dimensions.
 - L. The location, type, material and size of all monuments and markers.
 - M. The name of the subdivision.
 - N. The name and address of the owner and the subdivider.
 - O. North point, scale and date.
 - P. Certification by a registered land surveyor of the State of Iowa.
 - Q. Certification of dedication of streets, easements and other public property.
 - R. A resolution and certificate of approval by the Council for signatures of the Mayor and Clerk, stating that the plat, as described, has been acted upon and approved as required by Chapter 354, Code of Iowa, and that all dedications of streets easements and public lands have been accepted by the City.
 - S. Location and dimensions of sidewalks to be installed prior to the occupancy of a developed lot.

ANALYSIS

The request is for final plat approval of a 15-lot residential subdivision, located within two-miles of the City of Indianola. Elevate Indianola, the City's Comprehensive Plan, visions this area as agricultural and does not include it inside a growth priority area. As this ground is not in a growth area for the City, a preliminary plat is not required. Letters were mailed to property owners within 200 feet of this property on October 28, 2021.

ALTERNATIVES

The City of Indianola Planning and Zoning Commission may consider the following alternatives:

- 1) The City of Indianola Planning and Zoning Commission recommends the final plat be approved, as submitted.
- 2) The City of Indianola Planning and Zoning Commission recommends the final plat be approved, with conditions.
- 3) The City of Indianola Planning and Zoning Commission recommends the final plat be denied.
- 4) The City of Indianola Planning and Zoning Commission remands final plat, back to the applicant and/or staff for further review and/or modifications and directs staff to place this item on a future Planning and Zoning agenda.

RECOMMENDATION

As this subdivision plat is not within the City and is outside a growth area, Staff recommends that the City of Indianola Planning and Zoning Commission move alternative 1, recommending the final plat be approved.

LAND DIVISION APPLICATION

Community Development

110 North 1st Street, Indianola, Iowa 50125-0299
(515) 961-9430 • comdev@indianolaiaowa.gov



PROPERTY OWNER

(Last Name) TERRA
(First Name) TENDER, INC
(Address) P.O. BOX 305
(City) NORWALK (State) Ia (Zip) 50211
(Phone) 515-681-6310 (Email) blackgoldrealty@gmail.com

APPLICANT (if not Property Owner)

(Last Name) Hughes
(First Name) Larry
(Address) 208 E. 1st St.
(City) Ackworth (State) Ia (Zip) 50001
(Phone) 515-681-6310 (Email) blackgoldrealty@gmail.com

☐ PLAT OF SURVEY

Submittal Requirements:

*All submittal requirements must be completed.
Incomplete applications will not be considered*

- ☐ Completed Application
- ☐ Filing Fee: \$75 per request
- ☐ Proposed plat of survey (hard copy)
- ☐ Proposed plat of survey (electronic copy)
- ☐ Legal description (electronic in word format)
- ☐ Other Information as required by Director

☐ PRELIMINARY PLAT

Submittal Requirements:

*All submittal requirements must be completed.
Incomplete applications will not be considered*

- ☐ Completed Application
- ☐ Filing Fee: \$250, plus \$10.00 for each lot in excess of 10 lots, land plus Outside Engineering Costs
- ☐ Proposed preliminary plat (hard copy)
- ☐ Proposed preliminary plat (electronic copy)
- ☐ Legal description (electronic in word format)
- ☐ All items as required by Section 170.09 of the Code of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

☒ FINAL PLAT

Submittal Requirements:

*All submittal requirements must be completed.
Incomplete applications will not be considered*

- ☒ Completed Application
- ☐ Filing Fee: \$150, plus \$10.00 for each lot in excess of 10 lots, land plus Outside Engineering Costs
- ☐ Proposed plat of survey (hard copy)
- ☐ Proposed plat of survey (electronic copy)
- ☐ Legal description (electronic in word format)
- ☐ All items as required by Section 170.10 of the Code of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that in filing this application I am acting with the knowledge, consent and authority of the owner(s) of the property. Pursuant to said authority, I hereby permit City officials to enter upon the property for the purpose of inspection related to this application.

Signature Larry L. Hughes for TerraTender, Inc
Name (printed) Larry L. Hughes President Date 10-13-2021

FOR OFFICE USE ONLY: Code to 45685 (prelim & final)
Code to 45686 (plat of survey)

Date Received: _____
Receipt No: _____
Receipt Amount: _____

PRELIMINARY PLAT-WARREN WONDER ESTATES

The N 1/2 of the SE 1/4 of Section 20, Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa, EXCEPT Parcels M,N,P,Q,R,S,T and U and more particularly described as follows:

Commencing at the NW corner of the N 1/2 SE 1/4 of said Section 20; thence S 89°29'58" E, along the North line thereof, a distance of 351.01' to a 1/2" Iron rod at the Point of Beginning; thence S 89°29'58" E, along said North line, a distance of 1928.79'; thence S 00°03'30" E, a distance of 1338.97'; thence N 89°35'28" W, along the South line of the N 1/2 SE 1/4 of said Section 20, a distance of 1785.98' to a 1/2" iron rod; thence N 00°02'08" E a distance of 599.80' to a 1/2" iron rod; thence N 89°29'58" W a distance of 498.02 to a 1/2" iron rod; thence N 00°02'08" E a distance of 68.00'; thence S 89°29'58" E a distance of 351.01' to a 1/2" iron rod; thence N 00°02'08" E a distance of 676.02' to the point of beginning.

Containing 57.923 acres. Subject to a 50.00' wide gas line easement located in the NW 1/4 SE 1/4 of said Section 20

OWNER/DEVELOPER:

Terra Tender, Inc.
PO Box 35
Norwalk, Ia 50211

SURVEYOR:

Boldman Surveying & Consulting
521 West Green St
Winterset, Ia 50273
(515)462-9242

ENGINEER:

Larsen Engineering Inc
1001 Office Park Rd Ste 120
West Des Moines, Ia 50265
(515)225-4377

Zoning:

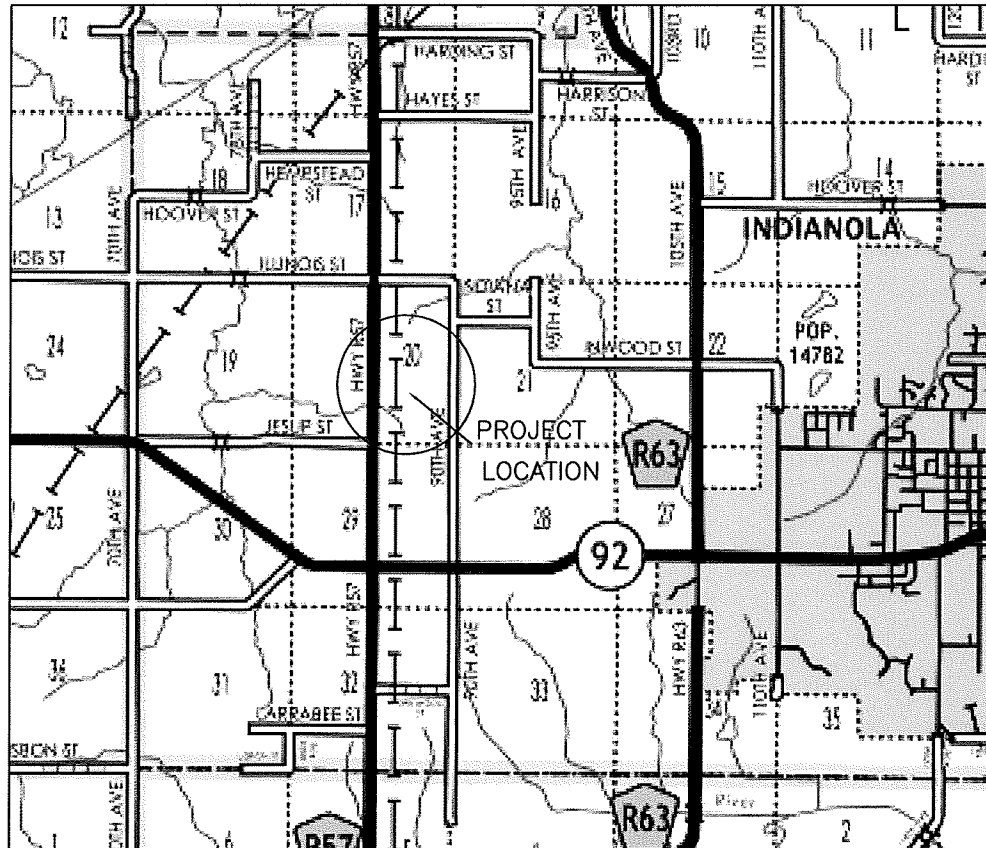
Rural Residential (RR-1)

Min Lot width -150'
Min Front yard-50' from existing right of way
Min Rear yard-50'
Min Side yard-15'

Utilities:

Water—Warren rural water
Gas—Propane
Sewer—Private septic
Electric—Mid American
Cable—Century Link

Project No: 20074



CONTOUR-INDEX	-----
CONTOUR LINE	-----
FENCE	==H==H==
EASEMENT	-----
PROPERTY	-----
1/2" IRON ROD SET	○
IRON ROD FOUND	●
PLSS CORNER SET	△
NOT SET	x
PLSS CORNER FOUND	▲
UTILITY POLE	⊕
CABLE BOX	⊞



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa

Signature_____ Date_____

Nome Craig S. Boldman PLS No. 13427

Renewal date is December 31, 2022.

Pages or sheets covered by this seal _____

SHEET 1 OF 2

PRELIMINARY PLAT-WARREN WONDER ESTATES

Bedwell Farms LLC
8044 G14 Hwy
Norwalk, Ia 50211

NW COR
NW 1/4 SE 1/4
20-76-24
FOUND NAIL IN
LEAD PLUG

Mark and Carolyn Harkin
10453 R57 Hwy
Indianola, Ia 50125

Ralph and Clair Brown
10116 Hwy R-57
Indianola, Ia 50125

Michael and Janis Gipple
10498 90th Ave
Indianola, Ia 50125

NE COR
N 1/2 SE 1/4
FOUND 1/2" IR W
RED CAP #17532

Harold and Mildred
10973 90th Ave
Indianola, Ia 50125

Bedwell Farms LLC
8044 G14 Hwy
Norwalk, Ia 50211

SW COR
NW 1/4 SE 1/4
20-76-24
FOUND 1/2" IR W
RED CAP #17532
IN P.C.C.

Robert and Pamela Smith
10832 R57 Hwy
Indianola, Ia 50125

Nicholas and Laci Sinn
10801 R57 Hwy
Indianola, Ia 50125

TS Investments LLC
2714 N. Jefferson Ave
Indianola, Ia 50125

Charles and Anne Johnston
10820 90th Ave
Indianola, Ia 50125

SE COR
N 1/2 SE 1/4
FOUND 1/2" IR W
RPC #17532

Harold and Mildred Amos
10973 90th Ave
Indianola, Ia 50125

LEGEND

1/2" IRON ROD SET
IRON ROD FOUND
PLSS CORNER SET
PLSS CORNER FOUND
NOT SET

EASEMENT
BOUNDARY LINE
SETBACK LINE

0' 100' 200' 300'

DATE	BY	REV	DESCRIPTION	DATE	BY	REV	DESCRIPTION
11/11/11	TS	1	INITIAL PLAT	11/11/11	TS	1	INITIAL PLAT
11/11/11	TS	2	REVISION	11/11/11	TS	2	REVISION
11/11/11	TS	3	REVISION	11/11/11	TS	3	REVISION
11/11/11	TS	4	REVISION	11/11/11	TS	4	REVISION
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11/11/11	TS	18	REVISION	11/11/11	TS	18	REVISION
11/11/11	TS	19	REVISION	11/11/11	TS	19	REVISION
11/11/11	TS	20	REVISION	11/11/11	TS	20	REVISION

FINAL PLAT-WARREN WONDER ESTATES

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Commencing at the NW corner of the N 1/2 SE 1/4 of said Section 20; thence S 89°29'56" E, along the North line thereof, a distance of 351.01' to a 1/2" Iron rod at the Point of Beginning; thence S 89°29'56" E, along said North line, a distance of 1928.79'; thence S 00°03'30" E, a distance of 1338.97'; thence N 89°35'26" W, along the South line of the N 1/2 SE 1/4 of said Section 20, a distance of 1785.96' to a 1/2" Iron rod; thence N 00°02'08" E a distance of 599.80' to a 1/2" Iron rod; thence N 89°29'56" W a distance of 496.02' to a 1/2" Iron rod; thence N 00°02'08" E a distance of 68.00'; thence S 89°29'56" E a distance of 351.01' to a 1/2" Iron rod; thence N 00°02'08" E a distance of 676.02' to the point of beginning.

Containing 57.923 acres. Subject to a 50.00' wide gas line easement located in the NW 1/4 SE 1/4 of said Section 20

Bedwell Farms LLC
8044 G14 Hwy
Norwalk, Ia 50211

OWNER/DEVELOPER:

Terra Tender, Inc.
PO Box 35
Norwalk, Ia 50211

SURVEYOR:

Boldman Surveying & Consulting
521 West Green St
Winteret, Ia 50273
(515)462-9242

ENGINEER:

Larsen Engineering Inc
1001 Office Park Rd Ste 120
West Des Moines, Ia 50265
(515)225-4377

Zoning:

Rural Residential (RR-1)

Min Lot width -150'
Min Front yard-50' from existing right of way
Min Rear yard-50'
Min Side yard-15'

Utilities:

Water-Warren rural water
Gas-Propane
Sewer-Private septic
Electric-Mid American
Cable-Century Link

Project No: 20074

NW COR
N 1/4 SE 1/4
20-76-24
FOUND NAIL IN
LEAD PLUG

N 00°02'08" E
33.00'

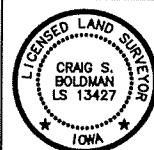
SW COR
NW 1/4 SE 1/4
20-76-24
FOUND 1/2" IR W
RED CAP #17532
IN P.C.C.

NE COR
N 1/2 SE 1/4
FOUND 1/2" IR W
RED CAP #17532

90TH AVENUE

SE COR
N 1/2 SE 1/4
FOUND 1/2" IR W
RPC #17532

0' 100' 200' 300'



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa

Signature _____ Date _____

Name Craig S. Boldman P.L.S. No. 13427

Renewal date is December 31, 2014

Pages or sheets covered by this seal _____

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	75.00	13.85	27.33	111.15	71.24
C2	75.00	13.85	27.33	111.15	71.24
C3	75.00	13.85	27.33	111.15	71.24
C4	75.00	13.85	27.33	111.15	71.24
C5	75.00	13.85	27.33	111.15	71.24
C6	75.00	13.85	27.33	111.15	71.24
C7	75.00	13.85	27.33	111.15	71.24
C8	75.00	13.85	27.33	111.15	71.24
C9	75.00	13.85	27.33	111.15	71.24
C10	75.00	13.85	27.33	111.15	71.24
C11	75.00	13.85	27.33	111.15	71.24
C12	75.00	13.85	27.33	111.15	71.24
C13	75.00	13.85	27.33	111.15	71.24
C14	75.00	13.85	27.33	111.15	71.24
C15	75.00	13.85	27.33	111.15	71.24
C16	75.00	13.85	27.33	111.15	71.24
C17	75.00	13.85	27.33	111.15	71.24
C18	75.00	13.85	27.33	111.15	71.24
C19	75.00	13.85	27.33	111.15	71.24
C20	75.00	13.85	27.33	111.15	71.24
C21	75.00	13.85	27.33	111.15	71.24
C22	75.00	13.85	27.33	111.15	71.24
C23	75.00	13.85	27.33	111.15	71.24
C24	75.00	13.85	27.33	111.15	71.24
C25	75.00	13.85	27.33	111.15	71.24
C26	75.00	13.85	27.33	111.15	71.24
C27	75.00	13.85	27.33	111.15	71.24
C28	75.00	13.85	27.33	111.15	71.24
C29	75.00	13.85	27.33	111.15	71.24
C30	75.00	13.85	27.33	111.15	71.24
C31	75.00	13.85	27.33	111.15	71.24
C32	75.00	13.85	27.33	111.15	71.24
C33	75.00	13.85	27.33	111.15	71.24
C34	75.00	13.85	27.33	111.15	71.24
C35	75.00	13.85	27.33	111.15	71.24
C36	75.00	13.85	27.33	111.15	71.24
C37	75.00	13.85	27.33	111.15	71.24
C38	75.00	13.85	27.33	111.15	71.24
C39	75.00	13.85	27.33	111.15	71.24
C40	75.00	13.85	27.33	111.15	71.24
C41	75.00	13.85	27.33	111.15	71.24
C42	75.00	13.85	27.33	111.15	71.24
C43	75.00	13.85	27.33	111.15	71.24
C44	75.00	13.85	27.33	111.15	71.24
C45	75.00	13.85	27.33	111.15	71.24
C46	75.00	13.85	27.33	111.15	71.24
C47	75.00	13.85	27.33	111.15	71.24
C48	75.00	13.85	27.33	111.15	71.24
C49	75.00	13.85	27.33	111.15	71.24
C50	75.00	13.85	27.33	111.15	71.24
C51	75.00	13.85	27.33	111.15	71.24
C52	75.00	13.85	27.33	111.15	71.24
C53	75.00	13.85	27.33	111.15	71.24
C54	75.00	13.85	27.33	111.15	71.24
C55	75.00	13.85	27.33	111.15	71.24
C56	75.00	13.85	27.33	111.15	71.24
C57	75.00	13.85	27.33	111.15	71.24
C58	75.00	13.85	27.33	111.15	71.24
C59	75.00	13.85	27.33	111.15	71.24
C60	75.00	13.85	27.33	111.15	71.24
C61	75.00	13.85	27.33	111.15	71.24
C62	75.00	13.85	27.33	111.15	71.24
C63	75.00	13.85	27.33	111.15	71.24
C64	75.00	13.85	27.33	111.15	71.24
C65	75.00	13.85	27.33	111.15	71.24
C66	75.00	13.85	27.33	111.15	71.24
C67	75.00	13.85	27.33	111.15	71.24
C68	75.00	13.85	27.33	111.15	71.24
C69	75.00	13.85	27.33	111.15	71.24
C70	75.00	13.85	27.33	111.15	71.24
C71	75.00	13.85	27.33	111.15	71.24
C72	75.00	13.85	27.33	111.15	71.24
C73	75.00	13.85	27.33	111.15	71.24
C74	75.00	13.85	27.33	111.15	71.24
C75	75.00	13.85	27.33	111.15	71.24
C76	75.00	13.85	27.33	111.15	71.24
C77	75.00	13.85	27.33	111.15	71.24
C78	75.00	13.85	27.33	111.15	71.24
C79	75.00	13.85	27.33	111.15	71.24
C80	75.00	13.85	27.33	111.15	71.24
C81	75.00	13.85	27.33	111.15	71.24
C82	75.00	13.85	27.33	111.15	71.24
C83	75.00	13.85	27.33	111.15	71.24
C84	75.00	13.85	27.33	111.15	71.24
C85	75.00	13.85	27.33	111.15	71.24
C86	75.00	13.85	27.33	111.15	71.24
C87	75.00	13.85	27.33	111.15	71.24
C88	75.00	13.85	27.33	111.15	71.24
C89	75.00	13.85	27.33	111.15	71.24
C90	75.00	13.85	27.33	111.15	71.24
C91	75.00	13.85	27.33	111.15	71.24
C92	75.00	13.85	27.33	111.15	71.24
C93	75.00	13.85	27.33	111.15	71.24
C94	75.00	13.85	27.33	111.15	71.24
C95	75.00	13.85	27.33	111.15	71.24
C96	75.00	13.85	27.33	111.15	71.24
C97	75.00	13.85	27.33	111.15	71.24
C98	75.00	13.85	27.33	111.15	71.24
C99	75.00	13.85	27.33	111.15	71.24
C100	75.00	13.85	27.33	111.15	71.24



Community Development

110 N. First St., Indianola, IA 50125-0299 • www.indianolaiowa.gov
515-961-9430 • comdev@indianolaiowa.gov

Oct 2021 Permit Report

<u>Code</u>	<u>Type</u>	<u>Permits Issued</u>	<u># of Units</u>	<u>Amount</u>	<u>Average</u>	<u>Non-Taxable</u>
101	Single Family Home	4	4	\$1,735,000.00	\$433,750.00	
102	Single Family Attach	0	0	\$0.00	\$0.00	
103	Two Family	0	0	\$0.00	\$0.00	
104	Three or More Families	0	0	\$0.00	\$0.00	
	Mobile Homes	0	0	\$0.00	\$0.00	
322	Service Stations	0		\$0.00	\$0.00	
324	Office	0		\$0.00	\$0.00	
328	Non-resident buildings	0			\$0.00	
329	Pool	3		\$119,250.00	\$39,750.00	
434	Residential Add/Alt	7		\$156,129.00	\$22,304.14	
437	Non-residential add/alt	0		\$0.00	\$0.00	
438	Res garage/carports	3		\$25,000.00	\$8,333.33	
645	Demo - sfd	1		\$0.00	\$0.00	
649	Demo - commercial			\$0.00	\$0.00	
Oct Total		18	4	\$2,035,379.00		
Residential Value		Commercial Value		All Non-Taxable		
100.0%		0.0%		0.0%		

YEAR TO DATE TOTAL						
<u>Code</u>	<u>Type</u>	<u>Permits Issued</u>	<u># of Units</u>	<u>Amount</u>	<u>Average</u>	<u>Non-Taxable</u>
101	Single Family Home	50	50	\$16,425,573.00	\$328,511.46	
102	Single Family Attach	10	10	\$2,364,000.00	\$236,400.00	
103	Two Family	0	0	\$0.00	\$0.00	
104	Three or More Families	1	50	\$5,563,427.00	\$5,563,427.00	
	Mobile Homes	0	0	\$0.00	\$0.00	
322	Service Stations	0		\$0.00	\$0.00	
324	Office	0		\$0.00	\$0.00	
328	Non-resident buildings	3		\$2,557,500.00	\$852,500.00	
329	Pool	13		\$659,892.00	\$50,760.92	
434	Residential add/alt	77		\$1,486,156.42	\$19,300.73	
437	Non-residential add/alt	12		\$4,947,725.00	\$412,310.42	
438	Res garage/carports	9		\$161,043.00	\$17,893.67	
645	Demo - sfd	3		\$0.00	\$0.00	
649	Demo - commercial	1		\$0.00	\$0.00	
YTD TOTAL		179	106	\$34,165,316.42		
Residential Value		Commercial Value		All Non-Taxable		
78.0%		22.0%		0.0%		



COMMUNITY DEVELOPMENT

To: Ryan J. Waller, City Manager
From: Charlie E. Dissell, AICP, Community and Economic Development Director
Date: October 28, 2021
Subject: Current Projects Update

The purpose of this memorandum is to provide a brief synopsis of different projects that may be of interest to the Council. Of the 17 projects listed, nine (9) are in review, one (1) has been approved and is awaiting construction to begin, and seven (7) are in construction. All dates are 2021, unless noted otherwise.

1. Karen Buddhist Association of Iowa (1200 West Iowa)

Status: Review

- Special Use Permit application and site plan submitted on September 12
- Site plan review comments returned on September 28
- Updated site plan submitted on October 15
- Site plan review comments returned on October 21
- Updated site plan submitted on October 27
- Board of Adjustment to review application at its November 10 meeting

2. Executive Laser Wash (2001 North 4th Street)

Status: Review

- Site plan for building and site improvements submitted on July 27
- Site plan review comments returned on August 12
- Updated site plan submitted on August 26
- Site plan review comments returned on September 3

3. Southtown Chrysler Dodge Jeep Ram (2412 North Jefferson Way)

Status: Review

- Site plan for building and site improvements submitted on July 22
- Site plan review comments returned on August 6
- Updated site plan submitted on September 1
- Site plan approved on September 8

4. Overton Funeral Home (501 West Ashland Avenue)

Status: Construction

- Site plan submitted on June 15
- Site plan approved on July 14

5. Cavitt Creek Condominiums (1400 and 1500 blocks of North 9th Street)

Status: Review

- Site plan for Cavitt Creek Condominiums I, which proposes one (1) single-family unit and eight (8) two-family units, and for Cavitt Creek Condominiums II, which proposes one (1) single-family unit, 20 two-family units and 13 multi-family units (six-plexes), was submitted on May 20
- Site plan review comments returned on June 2

6. Phillips Floor (1605 North 9th Street)

Status: Construction

- Site plan and building permit submitted on May 3
- Site plan approved on June 9
- Building permit issued on June 29

7. Des Moines Metro Opera Warehouse (1909 North 14th Street)

Status: Construction

- Site plan submitted on April 8 for a building addition
- Site plan approved on June 18
- Building permit issued on June 18

8. DeYarman Ford (2406 North Jefferson Way)

Status: Construction

- Partial site plan submitted for building renovation on February 18
- Alternate site plan for building elevations was approved by the City Council on March 23
- City Council approved minor subdivision plat on April 19
- Site plan submitted on May 14
- Site plan approved on August 23
- Building permit issued on August 23

9. All Creatures Small (2400 West 2nd Avenue)

Status: Review

- Addition to the existing facility
- Site Plan/Stormwater Management Plan submitted on January 25
- Site Plan/Stormwater Management Plan comments returned on February 4
- Revised site plan received on February 26
- Site Plan/Stormwater Management Plan comments returned on April 28

10. Williams Terrace (1600 Block of North 9th Street)

STATUS: Approved

- Developer hosted a neighborhood meeting on March 9, 2020
- The City Council approved the rezoning request on July 6, 2020
- City Council approved the final plat on January 19
- Building permit application/plans received on February 26
- Site Plan submitted on March 26
- Easement vacation application submitted on May 18
- City Council approved site plan at its June 21 meeting
- Building permit issued on July 14
- Easement vacation approved on July 19

11. Cabin Coffee (910 East 2nd Avenue)

STATUS: Construction

- Sale of D&D lot and development agreement was approved by Council on October 21, 2019
- Developer closed on the property on November 22, 2019
- Council approved a 90-day on construction begin date extension at its May 18, 2020 meeting
- Council approved an alternate site plan on September 21, 2020

- Site plan approved on October 5, 2020
- Building Permit issued on November 11, 2020
- Site work has begun

12. Quail Meadows 4

Status: Review

- Located on the north end of North 8th Street
- Construction documents received on August 27
- Comments on construction documents returned on September 8
- Revised construction documents received on September 29
- Comments on construction documents returned on October 19

13. Heritage Hills 12

Status: Review

- Located on the west end of Trail Ridge Road
- Preliminary plat received on August 10
- Comments on preliminary plat returned on August 25
- Revised preliminary plat submitted on September 8
- Comments on revised preliminary plat returned on September 22

14. Fox Run 2

Status: Review

- Located north of the intersection of North 7th Court and East Lincoln Avenue and east of the intersection of North 7th Street and East Norwood Avenue
- Preliminary plat received on April 23
- Review comments returned on May 10
- Planning and Zoning Commission reviewed preliminary plat at its meeting on May 11
- Updated preliminary plat submitted on May 28
- City Council approved preliminary plat at its June 21 meeting
- Revised preliminary plat submitted on August 18
- Comments on revised preliminary plat returned on August 25
- Updated revised preliminary plat submitted on September 1
- Revised preliminary plat approved by the Planning and Zoning Commission on September 14
- Revised preliminary plat approved by the City Council on September 20
- Construction documents submitted on September 24
- Construction document comments returned on October 11

15. Heritage Hills 11

Status: Review

- Located north of the intersection of North G Street and West Orchard Avenue
- Preliminary plat received on April 16
- Review comments returned on May 4
- Revised preliminary plat received on May 11
- Planning and Zoning Commission reviewed preliminary plat at its meeting on May 11
- City Council approved preliminary plat at its June 7 meeting
- Construction documents submitted on June 10

- Construction documents comments returned on June 29
- Revised construction documents submitted on September 30
- Comments on construction documents returned on October 21
- Revised construction documents submitted on November 4

16. Prairie Glynn Plat 3

STATUS: Construction

- Located southeast of the intersection of North 15th Street and East Iowa Avenue
- Preliminary plat received on October 20, 2020
- City Council approved preliminary plat at its meeting on May 17
- Construction documents approved on October 20
- Site work has begun

17. Summercrest

STATUS: Construction

- Located north of the intersection of North 7th Street and East Hillcrest Avenue
- The City Council approved the Rezoning/PRD plan and preliminary plat on July 6, 2020
- Construction documents approved on September 25, 2020
- Site work has begun