



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