

INDIANOLA PLANNING AND ZONING COMMISSION
REGULAR MEETING
JANUARY 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
Doug Opie
Bob Ormsby
Josh Rabe
Sarah Ritchie

Also present: Terry Pauling, Mindi Robinson and Chuck Burgin.

The minutes of the December 12, 2017 meeting were approved on a motion made by Needles and seconded by Opie. Question was called for and on voice vote Chairperson Butler declared the motion carried unanimously.

Consider amendment to buffer requirements of Chapter 170 Subdivision Ordinance and Chapter 166 Site Plan Ordinance

Chuck reviewed the draft ordinance amending the Chapter 166.04(J) regarding buffer requirements stating the three main revisions include removing the language regarding the 30 foot buffer park when adjacent to a public right of way, clarifying the requirement of a buffer within the Site Plan Ordinance if an approved buffer park is present and allows for the use of bio swales, storm water basins or similar uses within a buffer park with an approved recommendation from Planning and Zoning Commission and City Council.

Motion was made by Farris and seconded by Rabe to approve an ordinance amending the City Code of Ordinances by amending Chapter 166 Site Plan and Chapter 170 Subdivision Regulations. Question was called for and on voice vote Chairperson Butler declared the motion carried unanimously.

Approval of the 2017 Annual Report

Motion was made by Opie and seconded by Fridley to approve the 2017 Annual Report. Question was called for and on voice vote Chairperson Butler declared the motion carried unanimously.

Other Business:

Chuck explained he received an inquiry from a local contractor regarding the use of contractor shops within C-2 (Highway Commercial) zoning. Chuck spoke with the City Attorney who has the opinion that contractor shops are an allowed permitted principal use within C-2 zoning under item #17, 23 or 24. However, the City Attorney suggested language to clarify the use may be appropriate.

Commission discussed the parking requirements, storage of materials and equipment and screening issues that should be addressed with the clarification. Commission recommended staff move forward with drafting an amendment that clarifies the use of contractor shops within C-2 zoning.

Chuck informed Commission the February meeting would include the election of officers.

Meeting adjourned on a motion by Fridley and seconded by Ritchie.

Joe Butler, Chairperson

Mindi Robinson