



PLANNING AND ZONING COMMISSION MEETING

January 11, 2022

6:00 PM

City Council Chambers

Minutes

1. Call to Order

The meeting was called to order at 6:00.

2. Roll Call

Present: Misty Soldwisch, Sarah Ritchie, Al Farris, Bob Ormsby, Jeromy Pribil, Josh Rabe, Courtney Marmon.

Absent: Erin Freeberg

Staff: Charlie Dissel, Miranda Chadwick

Public Present: Mary and Dave Summy 2200 Country Club Rd.

Micheal White 1406 S. G St.

3. Agenda Approval

Commissioner Ritchie moved to approve the agenda of the January 11th, 2022 Planning and Zoning Commission meeting. Commissioner Farris seconded the motion.

AYES: Sarah Ritchie, Al Farris, Bob Ormsby, Jeromy Pribil, Josh Rabe, Courtney Marmon, Misty Soldwisch

Opposed: None

4. Minutes Approval

A. Approval of the minutes from 12/14/2021 meeting.

Commissioner Rabe moved to approve the minutes from the December 14th, 2021 meeting. Commissioner Marmon seconded the motion.

AYES: Sarah Ritchie, Al Farris, Bob Ormsby, Jeromy Pribil, Josh Rabe, Courtney Marmon, Misty Soldwisch

Opposed: None

5. Public Comment

6. Old Business

7. New Business

- A. 7. A. Consider request from Cheryl Taylor for a right-of-way vacation and conveyance of the portion of the north/south alley that lies west of Lot 14 of the Plat of Jones and Windles Addition to Indianola, Warren County, Iowa.

Mr. Dissel gives an overview of the property surrounding the alley. All property owners have agreed to the vacation and there are currently no utilities in the alley. However, IMU is requesting an easement to the alley should they ever need to bore for utilities prior to the vacation. The alley is no longer needed for public use and the expense of maintaining it is no longer justified. The office is recommending the approval of the request.

Commissioner Farris moved to approve item A. 7. A. Commissioner Rabe seconded the motion.

AYES: Sarah Ritchie, Al Farris, Bob Ormsby, Jeromy Pribil, Josh Rabe, Courtney Marmon, Misty Soldwisch

Opposed: None

- B. 7. B. Consider request from the City of Indianola/Indianola Municipal Utilities for a right-of-way vacation and conveyance of a portion of the north/south alley that lies between Lots 5 and 6 in Block 8 of the Original Town Plan of Indianola, Warren County, Iowa.

Mr. Dissell spoke about the portion of the valley to be vacated that is currently part of the electrical underground project that is being done in conjunction with the downtown city streetscape project. IMU does require that certain equipment be placed above ground. They have attempted to secure an easement for this equipment on private property but have been unsuccessful. As such, an alley location is necessary for this equipment. With this, the public would still have access to the alley off of Buxton and Howard St. The city would maintain ownership, and adjoining property owners would still have access to their property via the east and west and alley. It is the staff's opinion that this alley is no longer needed by us of the public and its maintenance is no longer justified.

Commissioner Rabe questioned why not get rid of the whole thing?

Mr. Dissell spoke about the importance of the property owner having access to their property via Boston.

Commissioner Farris asked for clarification on the green boxes noted in the drawing.

Mr. Dissell explained that they are electrical boxes.
This really is the last viable option.

Commissioner Ritchie moved to approve B.7. B as it stands. Commissioner Rabe seconded the motion.

AYES: Sarah Ritchie, Al Farris, Bob Ormsby, Jeromy Pribil, Josh Rabe, Courtney Marmon, Misty Soldwisch

Opposed: None

- C. 7.C. Consider request from Kevin Halterman to rezone property located at 2110 Country Club Road from A-1 (Agricultural Zoning District) to R-1 (Single-Family Residential Detached Zoning District).

Mr. Dissell speaks about the property being a former substation owned by the city. It has been sold to a private citizen who wants this rezoned so that they can build a private residence on the property. In the comprehensive plan, it is designated for future use by Parks and Rec. The boundary lines of the future use of land are not meant to be fixed and, in this instance, there is a golf course to the east and the south and residential uses to the north and the west. With no future parks planned, a rezoning would be appropriate.

Commissioner Ritchie mentioned that even though the land was originally marked for a park, it is now voided because the land no longer belongs to the city.

Mr. Summy is concerned about how rezoning this is going to affect his property. How would this change the landscape of his neighborhood? Will his taxes go up?

Mr. Dissell explains that taxes are governed by the county, not the city. It is possible that this could increase his property value and increase his taxes.

The goal is right now to put a single-family home there.

Mr. Summy wants to know if his zoning will change.

Mr. Dissell assures him that it will not change unless he desires to apply for it to change.

Commissioner Soldwisch shares that building a home on this lot would more than likely not have any more impact on Mr. Summy and his property than any other growth development that is currently taking place on the northside of Indianola.

Mrs. Summy is concerned about safety regarding anything that may have been left in the ground and how digging it up might pose a risk.

Mr. Dissell does not believe there is any concern and that IMU would have done its due diligence to ensure there are no hazards.

Commissioner Pribil moved to approve C.7.C. Commissioner Marmon seconded the motion.

AYES: Sarah Ritchie, Al Farris, Bob Ormsby, Jeromy Pribil, Josh Rabe, Courtney Marmon, Misty Soldwisch

Opposed: None

- D. 7.D. Consider request from Indianola Industrial Park LLC to rezone 60 acres of property generally located southwest of the intersection of East Hillcrest Avenue and 143rd Street from M-1 (Limited Industrial Zoning District) to M-2 (General Industrial Zoning District).

Mr. Dissell talked about how the current LLC, which owns this property, is currently located in town but is looking to relocate to this property. They need additional storage and plan to utilize a portion of this land to do that. In addition, they are hoping to develop the rest of the land to sell as commercial lots. Zoning this to M-2 would allow more variety for the use of this land. Rezoning this would continue to meet the comprehensive plan. The city is working to see what is needed to get utilities out to this property. This property is very important to the growth of our industrial park. Commissioner Farris wanted to know how close this is to the city limit line? Mr. Dissell is right up to the city limit line.

Commissioner Rabe moved to approve D.7.D. Commissioner Ritchie seconded the motion.

AYES: Sarah Ritchie, Al Farris, Bob Ormsby, Jeromy Pribil, Josh Rabe, Courtney Marmon, Misty Soldwisch

Opposed: None

- E. 7. E. Consider recommendation on request for approval of a Plat of Survey for TeaMc Inc., located at 1308 South G Street.

Mr. Dissell stated that they want to split the existing single-family dwelling and accessory building to a one-acre lot and keep the remaining eight acres as a lot. The eight acres would become a buildable parcel that someone could then in turn build a single-family dwelling on it. The comprehensive plan does designate the property as a low-density area.

Mr. White questioned why this was brought up again.

Mr. Dissell explained that it was to rezone the land and they now want to work on dividing the land.

Commissioner Farris moved to approve E.7.E. Commissioner Rabe seconded the motion.

AYES: Sarah Ritchie, Al Farris, Bob Ormsby, Jeromy Pribil, Josh Rabe, Courtney Marmon, Misty Soldwisch

Opposed: None

- F. Review and Approval of Planning & Zoning Commission Annual Report for 2021

Mr. Dissell gave a brief overview of the annual report.

There were no questions.

Commissioner Ritchie moved to approve F.7.F. Commissioner Farris seconded the motion.

AYES: Sarah Ritchie, Al Farris, Bob Ormsby, Jeromy Pribil, Josh Rabe, Courtney Marmon, Misty Soldwisch

Opposed: None

- G. Election of 2022 Officers

Commissioner Rabe made a motion to elect Misty Soldwisch as Chair and Sarah Ritchie as Vice-Chair.

Commissioner Marmon seconded the motion.

AYES: Sarah Ritchie, Al Farris, Bob Ormsby, Jeromy Pribil, Josh Rabe, Courtney Marmon, Misty Soldwisch

Opposed: None

8. Comments

- A. Building Permit Report

B. Current Projects

9. Adjourn

This meeting was adjourned at 6:40.