

INDIANOLA PLANNING AND ZONING COMMISSION
REGULAR MEETING
JANUARY 13, 2015
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
Tiffany Coleman
Mary Donaghy
Al Farris
Cindy Johnson

Doug Opie
Bob Ormsby
Misty Soldwisch
Josh Rabe

Also present: Mindi Robinson and Chuck Burgin.

The minutes of the November 11, 2014 meeting were approved on a motion made by Coleman and seconded by Donaghy. Question was called for and on voice vote Chairperson Ormsby declared the motion carried unanimously.

Consider amendment to Chapter 166, Site Plan Ordinance, regulating gravel parking.

Chuck reviewed the draft ordinance stating it has been written in its strictest form and relaxations can be discussed at this time. The draft ordinance allows gravel lots to continue to exist however they may not be extended or enlarged regardless of building improvements. Chuck also included a cost estimate as follows:

- 5 stalls, estimated area of 2440 sq. ft. at \$5.00 / ft. = \$14,640.00 or \$2,928.00 per stall
- 10 stalls, estimated area of 4080 sq. ft. at \$5.00/ft. = \$20,400.00 or \$2,040.00 per stall
- 30 stalls, estimated area of 9000 sq. ft. at \$5.00/ft. = \$45,000.00 or \$1,500.00 per stall

Farris expressed concerns of the Commission approving the ordinance as it may hinder existing businesses wishing to expand, as the expense could be considerable. He also expressed concerns with storm water runoff and questioned what the negative aesthetics of gravel are. Farris further shared his concern with the alternate method of approval without there being any standards for the Commission to follow when hearing a request.

Commission discussed the possibility of limiting concrete to the front and sides of a business for existing businesses. Commission further discussed whether there was a consensus of front setbacks and proposed alternate method of approval.

Farris made a motion and Donaghy seconded to approve the amendment to Highway Corridors #3 Design Standards G Paving Required by adopting and recommending to City Council only the 1st two sentences of G & Section 2 and Section 3 (Paving Required: All parking of vehicles, including recreational vehicles, trailers, and all excess parking

areas, shall occur on paved areas only. City right of way between the property line and the street shall not be used for parking vehicles. Question was called for and on voice vote Ayes: Farris and Donaghy. Nays: Johnson, Butler, Coleman, Ormsby, Soldwisch and Rabe.

After the vote, Commission requested staff to draft a proposal for concrete at existing businesses from the front of the business to the highway. Staff will also gather information on the number of properties this proposal would affect. The draft ordinance will also include regulations for all business and close the loop hole of new businesses. Chuck agreed to also include either in the Site Plan purpose or in the Alternate Method of Approval language regarding Alternate Method of Approval.

Motion was made by Ormsby and seconded by Rabe to table the discussion regarding Ordinance 166.11 Highway Corridors #3 Design Standards paragraph G until next meeting. On voice vote all Ayes.

Other business:

Chuck informed the Commission that Rich Piper has resigned from the Commission. Commission also received the 2014 P&Z annual report.

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

Bob Ormsby, Chairperson

Mindi Robinson