



PLANNING AND ZONING COMMISSION MEETING

March 15, 2022

6:00 PM

City Council Chambers

Agenda

- 1. Call to Order**
- 2. Roll Call**
- 3. Agenda Approval**
- 4. Minutes Approval**
 - A. February meeting minutes
- 5. New Business**
 - A. 7.A. Consider recommendation on request for approval of a Plat of Survey for Bruce and Susan Brockway, located within two miles of the City of Indianola.
- 6. Current Projects**
 - A. Current Projects - March 9th
- 7. Comments**
- 8. Adjourn**



PLANNING AND ZONING COMMISSION MEETING

February 8, 2022

6:00 PM

City Council Chambers

Minutes

1. Call to Order

This meeting was called to order at 6:00 PM

2. Roll Call

Present: Misty Soldwisch, Sarah Ritchie, Bob Ormsby, Jeromy Pribil, Courtney Marmon, Lin Stecker

Staff: Charlie Dissel, Miranda Chadwick

3. Agenda Approval

Bob Ormsby made a motion to approve the agenda.

Sarah Ritchie seconds the motion.

4. Minutes Approval

Josh Rabe makes a motion to approve the minutes from January's Planning and Zoning meeting.

Bob Ormsby seconds the motion.

A. January 11, 2022 Minutes

5. Public Comment

Charlie Dissell discussed recent properties that this amendment would apply to and how having this amendment would help with the sale of those properties. Sometimes rezoning is possible on these properties and other properties where it does not line up with the comprehensive plan to rezone them.

There are other cities with codes that have the verbiage that supports the rebuilding of the structure as a residence as it was, when there are circumstances outside of the owner's control, when that property is destroyed 50% or more. This does not apply to houses that have been neglected and are already in a dilapidated state beyond 50%.

Misty Soldwisch asks if the nonconforming use would apply to vacant properties that have gone into foreclosure?

Charlie explains that it really doesn't apply in that situation. However, if there was a home that was for sale for a duration longer than six months, and the intention is to maintain that single residency, it would still qualify. If there was a property that simply sat vacant for longer than 6 months, it would not qualify for this amendment if there was a disaster.

Misty Soldwisch brought up the issue of a fire and how long it can take for insurance companies to move forward with a project. Would they still qualify if that extends beyond six months?

Charlie states that the home owner would just need to make sure that they are in communication with Community Development so that we know where they are in that process and what their intent is.

Courtney Marmom asks if we are just looking for some type of active work on the property?

Charlie confirms that is accurate.

The council would like some type of qualifying language added to the code that states that there would be some type of contract or permit filed by 180 days if the work has not started by then.

Bob Ormsby asks for clarification on conditions that would qualify.

Charlie explains that it wouldn't have to be something necessarily caused by an act of God. It could also be from an accidental fire. However, a house in a floodplain destroyed by a flood would not qualify.

Jeromy Pribil makes a motion to approve the zoning regulation amendment request with the condition that city staff develops and includes that qualifying language.

Bob Ormsby seconds the motion.

The vote is unanimously in favor of the approval of the amendment.

6. Old Business

7. New Business

- A. Consider recommendation on request for approval of an amendment to Chapter 165, creating an exception to nonconforming structures.

Charlie

8. Comments

Charlie welcomes Lin Stecker to the board.

- A. Building Permit Report

B. Current Projects

9. Adjourn

The meeting is adjourned at 06:18.



MEMORANDUM

To: Planning and Zoning Commission

From:

Date: March 15, 2022

Subject: 7.A. Consider recommendation on request for approval of a Plat of Survey for Bruce and Susan Brockway, located within two miles of the City of Indianola.

Recommendation:

Attachments: 1. 1-Staff Report_ Plat of Survey



Community Development

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Staff Report

Planning and Zoning Commission

Date of Meeting: March 15, 2022

Agenda Item: 7.A. Consider recommendation on request for approval of a Plat of Survey for Bruce and Susan Brockway, located within two miles of the City of Indianola.

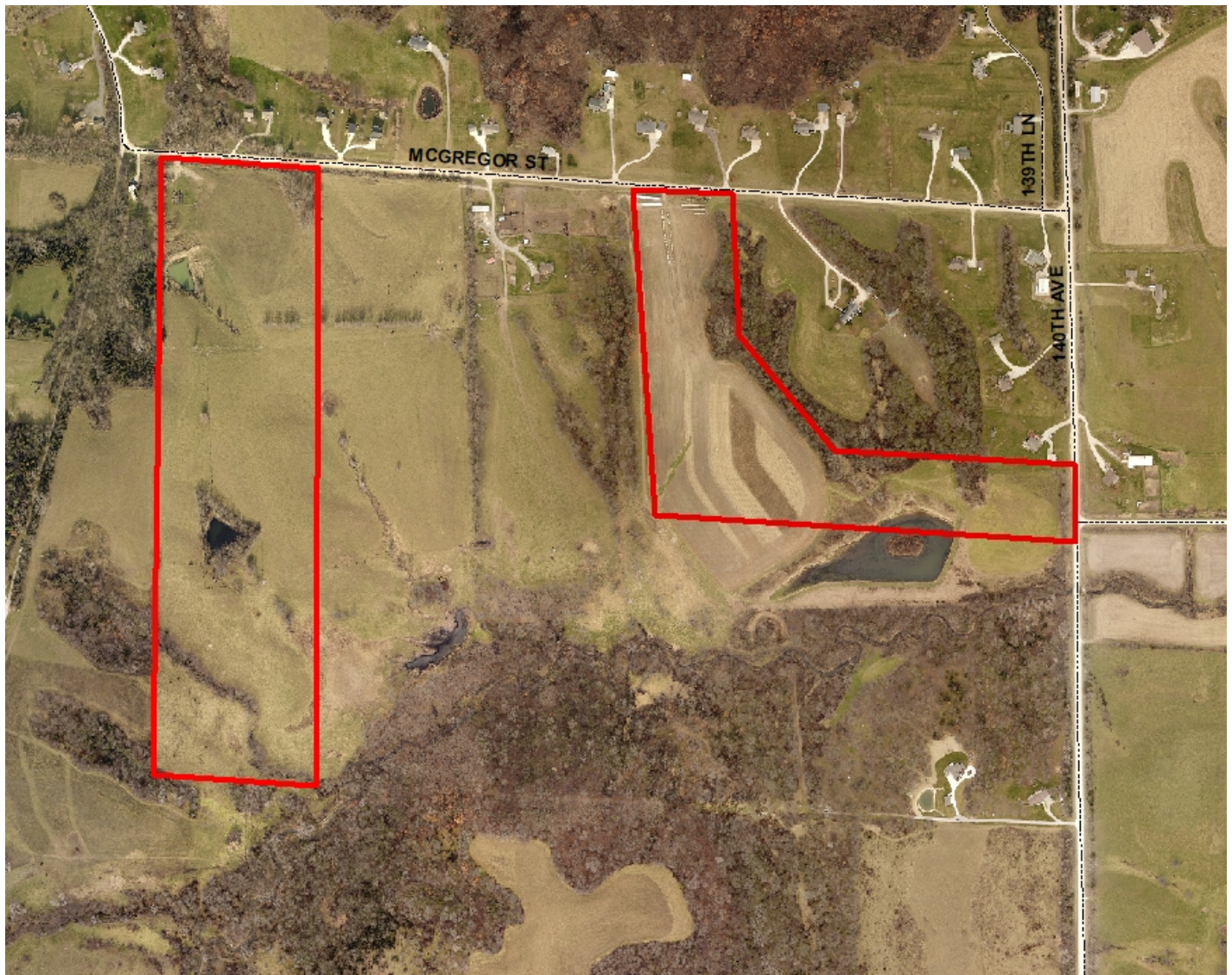
Application Type: Plat of Survey

Applicant: Bruce and Susan Brockway

Comprehensive Plan Designation: Agriculture

Application Summary: Request for plat of survey approval to create five (5) residential lots within two miles of the City.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

170.02 JURISDICTION. All plats of survey, plats, replats or subdivisions of land into three (3) or more parts for the purpose of laying out a portion of the City of Indianola, an addition thereto or suburban lots within two (2) miles of the corporate limits of the City for other than agricultural purposes shall be submitted to the Council and the Commission in accordance with the provisions of this chapter and shall be subject to the requirements established herein. This chapter shall regulate the subdividing of land within the City and all land within an area extending two miles beyond the corporate limits in accordance with the provisions of Section 354.9, Code of Iowa.

170.13 DESIGN STANDARDS — LOTS.

1. All lots shall abut on a street or place. Corner lots which abut on a thoroughfare or collector street shall have a minimum radius of 25 feet at the intersection.
2. Sidelines of lots shall approximate right angles to straight street lines and radial angles to curbed street lines except where a variation will provide better lot layout.

3. Lots with double frontage shall be avoided, except in specific locations where good planning indicates their use. In that event a planting screen shall be provided along the rear of the lot.
4. Corner lots shall not be less than 80 feet in width and interior lots shall not be less than 70 feet in width at the building line.
5. Lot depth shall not exceed 2½ times the width.
6. No lot shall have less area than required by the Zoning Ordinance for the district in which it is located.

170.38 ENFORCEMENT. In addition to other remedies and penalties prescribed by law, the provisions of this chapter shall not be violated subject to the following:

1. No plat of survey, plat or subdivision in the City or within two (2) miles thereof shall be recorded or filed with the County Auditor or County Recorder, nor shall any plat or subdivision have any validity until it complies with the provisions of this chapter and has been approved by the Council as prescribed herein.

ANALYSIS

Bruce and Susan Brockway currently own a little more than 178 acres of land located roughly southwest of the intersection of McGregor Street and 140th Avenue. This land is located in unincorporated Warren County, but within two miles, and south, of the City of Indianola. Their property currently contains one single-family dwelling, which is located at 13522 McGregor Street. The balance of the ground is undeveloped. The Brockway's propose to split off five parcels, varying from 2.5 acres up to 20 acres, for the purpose of constructing new residential structures. As this site is not located within the City of Indianola, but is within two miles of the City, it falls under the review authority of the City. The Comprehensive Plan calls for this area as agriculture, and it is not within a growth priority area of the City. Letters were mailed to property owners within 200 feet of this property on March 4, 2022.

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 plat of survey request be approved, as submitted.
- 2) The City of Indianola Planning and Zoning Commission recommends the plat of survey request be approved, with conditions.
- 3) The City of Indianola Planning and Zoning Commission recommends the plat of survey request be denied.
- 4) The City of Indianola Planning and Zoning Commission remands the plat of survey request, 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

Staff recommends that the City of Indianola Planning and Zoning Commission move alternative 1, approving the plat of survey request, as submitted.



COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Charlie E. Dissell, AICP, Community and Economic Development Director
Date: March 9, 2022
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 21 projects listed, 11 are in review, two (2) have been approved and are awaiting construction to begin, and eight (8) are in construction. All dates are 2021, unless noted otherwise.

1. New Commercial Building (1010 North Jefferson Way)

Status: Review

- Site plan and stormwater management plan submitted on February 22, 2022
- Review comments returned on March 8, 2022

2. Indianola Community School District Auxiliary Building (403 South 15th Street)

Status: Review

- Site plan and stormwater management plan submitted on December 20
- Site plan review comments returned on January 6, 2022
- Updated site plan submitted on January 21, 2022
- Site Plan review comments returned on February 7, 2022
- Updated site plan review returned on February 18, 2022
- Site plan review comments returned on March 4, 2022
- Site plan forwarded to the Board of Adjustment for review on April 6, 2022

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

Status: Approved

- Site plan for building and site improvements submitted on July 27
- Site plan approved December 29

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

Status: Approved

- 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

5. Overton Funeral Home (501 West Ashland Avenue)

Status: Construction

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

6. 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

7. 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

8. 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

9. DeYarman Ford (2406 North Jefferson Way)

Status: Construction

- 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

10. 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

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

STATUS: Construction

- Developer hosted a neighborhood meeting on March 9, 2020
- 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
- Site work has begun

12. Deer Run Plat 8

Status: Review

- Located along West 2nd Avenue at the southeast corner of West 2nd Avenue and South Y Street
- Final plat application submitted on March 8, 2022 for three commercial lots.

13. Prairie Glynn 4

Status: Review

- Located north of East Euclid Avenue, along North 18th Street
- Preliminary plat application submitted on January 14, 2022
- Preliminary plat review comments returned on February 18, 2022

14. Deer Ridge

Status: Review

- Located west of 1909 South K Street
- Preliminary plat application submitted on January 14, 2022
- Preliminary plat review comments returned on February 15, 2022

15. Ashton Park Plats 8-10

Status: Review

- Located on the east end of East Euclid Avenue
- Preliminary plat received on November 30
- Preliminary plat review comments returned on January 5, 2022
- Updated preliminary plat submitted on January 28, 2022
- Preliminary plat review comments returned on March 2, 2022

16. 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
- Updated construction documents received on December 15
- Comments on construction documents returned on December 28
- Updated construction documents submitted on February 1, 2022
- Comments on construction documents returned on February 7, 2022
- Updated construction documents submitted on February 15, 2022

17. 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

18. 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
- Updated construction documents submitted on January 21
- Construction document comments returned on February 8, 2022
- Updated construction documents submitted on February 21, 2022
- Construction document comments returned on February 24, 2022
- Updated construction documents submitted on March 8, 2022

19. Heritage Hills 11

Status: Construction

- Located north of the intersection of North G Street and West Orchard Avenue
- Preliminary plat received on April 16
- City Council approved preliminary plat at its June 7 meeting
- Construction documents submitted on June 10
- Construction documents approved on December 1
- Site work has begun

20. 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

21. 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