

INDIANOLA PLANNING AND ZONING COMMISSION
REGULAR MEETING
FEBRUARY 13, 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
Becky Needles
Doug Opie
Josh Rabe
Sarah Ritchie
Misty Soldwisch

Also present: Robbie Foxen, Bill and Linda Feldman, John Knolke, Steve Bonnes, Mike Vanderpool, Daran Becker, Wes Roberson, Carole Richardson, Wally Moll, Jeff Blossor, AJ Sween, Mike Rosenberger, Kenny Herring, Terry Pauling, Russ and Gaylene Jones, Polly Glascock, Mindi Robinson and Chuck Burgin.

The minutes of the January 9, 2018 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.

Election of Officers

Motion was made by Opie and seconded by Soldwisch to re-elect Joe Butler as Chairperson and Josh Rabe as Vice Chairperson of the Planning and Zoning Commission. Question was called for and on voice vote Chairperson Butler declared the motion carried unanimously.

Consider Request from Mike Vanderpool and Mike Rosenberger to Rezone a Portion of Auditors Outlot 152 from R-3 (Mixed Residential) to C-2 (Highway Commercial)

Chuck explained the request from Mike Vanderpool and Mike Rosenberger to rezone a parcel of land from R-3 to C-2 which lies directly behind the current TRM Disposal facility at 901 South Jefferson Way.

A.J. Sween of 807 South 1st Street shared concerns regarding the potential environmental impact the business would have on the land.

Kenny Herring of 1307 West 14th Avenue questioned the intended use of the property.

Chuck stated the applicant intends to gravel a 200' x 200' portion of the property for container/roll off dumpster storage. The applicant further intends to install an 8' privacy

fence and keep the existing tree buffer between the residential and commercial use. Chuck stated that sanitary sewer accessibility is an issue with development as the costs are higher for installation than in most areas. Also, the gravel road access is a hinderance to the development.

Mike Rosenberger of TRM Disposal shared his plans stating his business continues to grow and his business is expanding to provide roll off boxes/containers. He needs the space for storage and has no intention of building on the land at this time. Mr. Rosenberger confirmed his intentions are to gravel a 200' x 200' portion of the lot and install a privacy fence. The green space will remain. He further expressed his desire to be a positive land steward and good neighbor.

Gaylene Jones of 901 South 1st Street questioned whether the property would be maintained, i.e. mowed. Mr. Rosenberger stated he intends to maintain the property.

Steve Bonnes of 105 West 8th Avenue shared questioned the hours of operation. Mr. Rosenberger stated hours of operation are from 6:00 am to 5:00 pm Monday through Friday with the possibility of some weekends. Mr. Bonnes expressed concerns of the containers being stored with residual garbage left in the containers and the potential to attract rodents to the area.

Russ Jones of 901 South 1st Street questioned the change in property values and taxes.

Bill Feldman of 902 South Howard Street shared concerns regarding commercial next to residential.

Mike Vanderpool spoke in favor of TRM Disposal stating he was happy to support a local business.

Commission discussed exterior storage requirements within C-2 zoning, potential conditions that may be placed on the zoning, buffer requirements and the potential to place a sunset clause on the rezoning.

Farris shared concerns of placing conditions on a rezoning request without having the applicant put it in writing. Rabe stated it was a unique property and a blanket C-2 zoning would be unwise. Butler stated he preferred a buffer design as described in the site plat ordinance more than a 25' installed on the north side of the property.

Mr. Vanderpool expressed concerns regarding the need to install more buffering than the City Code requires. Butler stated this request has a more impactful use than most situations adjacent to residential and therefore is justified.

Motion was made by Opie and seconded by Rabe to table the request from Mike Vanderpool and Mike Rosenberger to Rezone a Portion of Auditors Outlot 152 from R-3 (Mixed Residential) to C-2 (Highway Commercial) until conditions can be agreed upon which include a landscape buffer on the north boundary of 25'in width, limiting storage of containers only, a sunset clause and limiting the size of the containment area to 200' x

200'. Question was called for and on voice vote Chairperson Butler declared the motion carried unanimously.

Consider request from Missouri Valley Line Constructors, Ward Trueblood and Robin Mc Cord Eyberg Et Al to rezone the West ½ of the Northwest ¼ of the Northwest ¼ AND the Northwest corner of the Southwest ¼ of the Northwest ¼ of Section 20, Township 76, Range 23, West of the 5th P.M., Indianola, Iowa, AND The North ½ of the Southwest ¼ AND the South ½ of the Southwest ¼ of the Northwest ¼ of Section 20, Township 76, Range 23, West of the 5th P.M., Indianola, Iowa, from A-1 (Agriculture) to M-2 (General Industrial)

Chuck provided background stating he had spoken with Mr. Trueblood who agreed to include the remaining portion of his property and Robin McCord Eyberg who agreed to be included in the rezoning as well. Chuck shared that the Comprehensive Plan indicates much of the areas as light industrial and general industrial zoning. The map also indicates a lineal park space from North 15th Street east to 150th Avenue. This area is meant to be a buffer area between the residential zoned property south of Iowa Avenue.

Robbie Foxen of Missouri Valley Line Constructors shared a brief history stating Missouri Valley Line is an apprentice training program covering a seven-state area. They have outgrown their current facility and need to expand. Missouri Valley Line has been in Indianola for 28 years. They would like to construct a training facility with housing for the students in a dorm style setting.

Motion was made by Farris and seconded by Rabe to approve the rezoning of the Robin McCord Eyberg Et Al property from A-1 to M-2 zoning described as the West ½ of the Northwest ¼ of the Northwest ¼ AND the Northwest corner of the Southwest ¼ of the Northwest ¼ of Section 20, Township 76, Range 23, West of the 5th P.M., Indianola, Iowa. Question was called for and on voice vote Chairperson Butler declared the motion carried unanimously.

Commission discussed the rezoning of the eastern quarter section of the Trueblood property. Mr. Foxen stated they have a purchase agreement in place with Mr. Trueblood that is contingent on the rezoning approval and housing/dormitory structure approval. Opie questioned the occupancy rate of the housing. Mr. Foxen stated they probably will have 20-30 students per week (up to 60) staying at the facility for enrolled students only.

Motion was made by Rabe and seconded by Opie to take no action to rezone the eastern section of the Trueblood property, legally described as the Northeast ¼ of the Southwest ¼ of Section 20, Township 76, Range 23, West of the 5th P.M., Indianola, Iowa. Question was called for and on voice vote Chairperson Butler declared the motion carried unanimously.

Commission discussed the remaining portion of property at the northeast corner of 15th Street and Iowa Avenue. This includes the land Missouri Valley Line intends to purchase plus the triangular piece of land on the other side of the pipeline. Mr. Foxen stated Missouri Valley Line was open to placing a 60' buffer along the East Iowa Avenue

portion of the property. The buffer would only be required on the portion of property that Missouri Valley Line would own.

Polly Glasock of 1715 East Iowa Avenue expressed safety concerns. Mr. Foxen stated the apprentices currently stay at Country Inn and Suites and sign an agreement. Mr. Foxen further stated there would be security measures in place at the proposed facility.

Motion was made by Opie and seconded by Soldwisch to approve the request from Missouri Valley Line Constructors and Ward Trueblood to rezone the western portion that mandates a 60' buffer park along the frontage of East Iowa Avenue. Question was called for and on voice vote Chairperson Butler declared the motion carried unanimously.

Consider request from Missouri Valley Constructors to Amend M-2 (General Industrial) Zoning to Allow Residential Units to be used in conjunction with Schooling and Training Facilities for Contractors, Industrial Trades and other uses permitted in M-2 zoning or similar thereto

Chuck stated he recommends not allowing housing in an M-2 zoning classification because of the additional uses allowed within the M-2 zoning. Staff completed a survey of other cities that allowed housing within an M-2 zoning and of those surveyed only two allowed housing within light or limited industrial zoning. Because of the survey, Chuck questioned whether the M-2 zoning was the correct zoning classification for such a use and expressed M-1 may be a better zoning but would have to change the permitted uses within an M-1 zoning to allow for this type of training facility.

Commission discussed the possibility of zoning the housing portion of the property to be a residential zoning instead of industrial as a natural continuation of the potential development of multifamily residential on the south side of East Iowa Avenue.

After further discussion, Robbie Foxen of Missouri Valley Line Constructors withdrew the original rezoning request and stated they will request rezoning the property to M-1 (Limited Industrial), and request M-1 zoning allow for training facilities and student housing.

Motion was made by Farris and seconded by Opie to rescind the approval of the rezoning request from Missouri Valley Line Constructors and Ward Trueblood of the western portion of Mr. Trueblood's property from A-1 to M-2. Question was called for and on voice vote Chairperson Butler declared the motion carried unanimously.

Consider Amendment to C-2 (Highway Commercial) Zoning to Clarify Permitted Uses

Chuck shared the proposed amendment to C-2 zoning amends Item #17 to state **"Electrical, plumbing, mechanical, landscaping, general contractor, sales, service and repair shops, with no outside storage unless approved in accordance with Section 166.06, Site Plan."**

Motion was made by Rabe and seconded by Soldwisch to approve the amendment to C-2 zoning clarifying permitted uses and include the requirement of a site plan for exterior storage within C-2 zoning. Question was called for and on voice vote Chairperson Butler declared the motion carried unanimously.

Other Business:

No other business was reported.

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

Joe Butler, Chairperson

Mindi Robinson