



PLANNING AND ZONING COMMISSION MEETING

December 13, 2022

6:00 PM

City Council Chambers

Minutes

1. Call to Order

The meeting was called to order at 6:01.

2. Roll Call

Board members present: Misty Soldwisch, Al Farris, Courtney Marmon, Lin Stecker Sarah Ritchie, Bob Ormsby, Josh Rabe

Staff Present: Charlie Dissel, Emily Rizvic, Miranda Chadwick

Community member's present: Mary and Mike Richards. 900 W Scenic Valley

Robbie Foxen 1600 East Iowa Ave

Howard and Deb Taylor

Carter Hall 1008 N Howard ST.

Kathi 407 W Ashland

3. Agenda Approval

A. Approval of December's 2022 Planning and Zoning agenda.

Bob Ormsby made a motion to approve the agenda. Sarah Ritchie seconded the motion. Motion passed.

4. Minutes Approval

A. Approval of November's meeting minutes.

Sarah Ritchie made a motion to approve the meeting minutes from November. Josh Rabe seconded the motion. Motion Passed.

5. Public Comment

6. Old Business

7. New Business

A. Consider recommendation on the Comprehensive Plan Amendment for the 6th Street Sub-Area Plan

Shawn with MSA presented.

Josh Rabe made a motion to approve the recommendation for the comprehensive plan amendment.

Sarah Ritchie seconded the motion.

Motion was passed.

B. Consider recommendation on a major site plan application for a storage units at 1818 N 7th Street

Sarah Ritchie made a motion to approve option 1.
Josh Rabe seconded the motion.
Motion Passed.

- C. Consider recommendation on request for approval of a Plat of Survey for Bradley Cooper, on the behalf of Powdered Metal Products LLC, for a property addressed as 1816 N 7th Street

Josh Rabe made a motion to approve option 1.
Bob Ormsby seconded the motion.
Motion passed.

- D. Consider recommendation on request for approval of a Plat of Survey for Patrick Shepard, on the behalf of Downing Family Investments Inc., for property identified as parcel #490/2413-0663

Courtney Marmon made a recommendation to approve the request.
Josh Rabe seconded the motion.
Motion was passed.

- E. Consider recommendation on request for approval of a Plat of Survey for Chad Daniels, on the behalf of Verlee Bishop, for property located within two miles of the City of Indianola

No action required. The application was withdrawn.

- F. Consider recommendation on request for approval of a Plat of Survey for Chad Daniels, on the behalf of Verlee Bishop, for property located within two miles of the City of Indianola

Josh Rabe made a motion to approve option 1.
Bob Ormsby seconded the motion.
Motion passed.

- G. Consider waiving right to review of a Plat of Survey for Matt Thomas, on behalf of Joseph Greubel, for a property located within two miles of the City of Indianola

Josh Rabe made a motion to waive the right to review.
Sarah Ritchie seconded the motion.
Motion was passed.

- H. Consider waiving right to review of a Plat of Survey for Matt Thomas, on behalf of Joseph Greubel, for a property located within two miles of the City of Indianola

Courtney Marmon made a motion to waive the right to review.
Lin Stecker seconded the motion.
Motion was passed.

- I. Consider waiving right to review of a Plat of Survey for Chad Daniels, on the behalf of Vance Overton, for a property located within two miles of the City of Indianola

Bob Ormsby made a motion to waive the right to review.
Al Farris seconded the motion.
Motion was passed.

- J. Consider the request from Steve Darr a minor modification to the Deer Run Planned Unit Development (PUD).

Soldwisch recused herself.

Josh Rabe made a motion to approve the modification.

Courtney Marmon seconded the motion.

Motion was approved.

- K. Consider the request from Warren County Historical Society for rezoning from the Single-Family Residential Detached (R-1) and Single-Family Residential Attached (R-2) zoning district to the Highway Commercial (C-2) zoning district for land located at 1206 and 1300 W 2nd Avenue.

Josh Rabe made a motion to approve the request.

Courtney Marmon seconded the motion.

Motion was passed.

- L. Discussion regarding Planning and Zoning meeting schedule for 2023

Sarah Ritchie made a motion to approve the 2023 schedule.

Courtney Marmon seconded the motion.

The schedule for the 2023 schedule was approved.

- M. Consider amendment to P&Z Rules and Regulations regarding meeting dates and times

Bob Ormsby made a motion to approve the amendment.

Sarah Ritchie seconded the motion.

Motion passed.

8. Comments

- A. Building Permit Report
- B. Current Projects

9. Adjourn

The meeting was adjourned at 7:21