



PLANNING AND ZONING COMMISSION MEETING

April 12, 2022

6:00 PM

City Council Chambers

Minutes

1. Call to Order

Meeting was called to order at 6:00 p.m.

2. Roll Call

All board members were present.

Staff present: Charlie Dissel and Miranda Chadwick

Citizens present: Curt Robertson and Dennis Ripperger

Melissa Hills with CEC representative for Jerry's homes.

3. Agenda Approval

Al Farris made a motion to approve the agenda. Bob Ormsby seconded the motion. Passed unanimously.

A. Consider Approval of April 12, 2022 Meeting Agenda

Al Farris made a motion to approve the agenda. Bob Ormsby seconds the motion. Passed unanimously.

4. Minutes Approval

Sarah Ritchie makes a motion to approve the meeting minutes. Courtney Marmon seconds it. Passed unanimously.

A. Consider Approval of Minutes from March 15, 2022

5. Public Comment

6. Old Business

7. New Business

A. Consider recommendation on request for approval of a Preliminary Plat for Ashton Park Plats 8, 9 and 10.

Mr. Dissel gives staff an overview of the Preliminary Plat of Ashton Park.

Mr. Farris confirms that the property is on the east side of the city and they own the property where the turnaround is going to be.

Mr. Dissel confirms that it is on the east side of Indianola and that they do not own the property where the turnaround is going to be.

Melissa Hills from CEC speaks that all the feed back on the storm management plan and they ok will all the remaining comments. They will be addressing those with their public improvement drawings.

Al Farris asks who will be responsible out lot c and out lot x are storm management areas?
Mellisa confirms that they are.

Al asks who is responsible for the management of those?

Melissa said it is the responsibility of the homeowner association for the development.

Charlie shares that the city has the ability to go in and fix whatever is needed and potentially put those costs back on the homeowner.

Jeromy Pribil is there a plan to have south 20th connect?

The comprehensive plan does state that it does want to limit stream crossing.

Jeromy asks where is the closet trail connection? Is it on 15th?

Charlie states that as development continues the plan long-term is to connect that area to the existing trail.

Al Farris moves to approve alternate 2 with the conditions stated. Motion passed unanimously.

- B. Consider recommendation on request for approval of a Preliminary Plat for Prairie Glynn Plat 4.

Charlie gives an overview of the request.

Lin Stecker asks if the city staff reviews the usability of lots that are created and the grade changes?

Charlie reviews the specific areas and asks the engineer for the project to provide some additional information.

Mathew Cooper Crawford, the grade changes are intentional and that those homes will have walkout basements.

Al Farris expresses his concern over the fact that there is not enough green space or park access in these new subdivisions.

Charlie states that our park plan does show a park to be east of this area. The land is currently outside of the city limits.

Josh Rabe makes a motion to approve the preliminary plat using alt 2 with the recommended items included in the packet.

Lin Stecker seconds that motion. Unanimously passed.

- C. Consider recommendation on request for approval of a Final Plat for Deer Run Plat 8.

Charlie provides an overview of the request.

Misty Soldwisch wants it to be noted that she owns a property adjacent to this land.

Kurt Robertson speaks about the easement and the row between the property and theirs. He would like to know if there are any plans for commercial lots in that area. The green space is not vast there and they would like to know what kind of potential development would go in there.

Kurt asks about ROW and easements for that property.

Charlie explains that in order for them to build on the easement they would need to rework the stormwater management plan.

Misty Soldwisch clarifies that the zoning already exists and if it were to change, it would have to go through the approval process.

Charlie confirms that it is correct.

Al Farris asks if the land surrounding that plat, already marked as PUD, would have to remain a golf course or if it would have change?

Charlie confirms that, again, it would have to go through the approval process before the zoning of that could change. Once it does, though, anything that qualifies under the new zoning could go there.

Jeromy Pribil makes a motion to approve alternative 2 with the conditions listed. Lin Stecker seconds that. Passed unanimously.

8. Comments

A. Building Permit Report

Charlie states that we are ahead of where we were last year.

B. Current Projects

Charlie shares that we currently have many projects currently going on.

C. Training

Mr. Dissel speaks about an opportunity for the board to attend planning and zoning training through Iowa State. The training that is closest to us is May 31st and it is covered by the City.

9. Adjourn

The meeting was adjourned at 6:33