

INDIANOLA PLANNING AND ZONING COMMISSION
REGULAR MEETING
MARCH 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
Ron Fridley
Becky Needles
Bob Ormsby
Josh Rabe

Also present: Bill and Linda Feldman, Jeff Blossor, Robbie Foxen, Wes Roberson, Mike Rosenberger, Polly Glascock, Mindi Robinson and Chuck Burgin.

The minutes of the February 13, 2018 meeting were approved on a motion made by Needles and seconded by Rabe. Question was called for and on voice vote Chairperson Butler declared the motion carried unanimously.

Consider request from Mike Vanderpool of Hidden Springs LLC, (seller) and Mike and Sarah Rosenberger of TRM Disposal LLC, (buyer) to Rezone a Portion of Auditor's Outlot 152 from R-3 (Mixed Residential) to C-2 (Highway Commercial) Zoning.

Chuck provided background explaining at their February meeting Commission requested a written description of the agreed upon conditions to be placed on the rezoning request. The Rosenberger's submitted a letter agreeing to the following conditions:

1. Agree to limit the use of the property to container and equipment storage only.
2. Agree to limit the storage area to a maximum area of 250' X 450'. (see map)
3. Agree to install a 25' buffer along the entire north property line. The buffer design will comply with Section 166.04 of the Site Plan Ordinance. They have further agreed to have all the overstory trees be an evergreen species.
4. Agree to maintain the existing natural buffer along the entire west and south property lines to a minimum of 50' in width.
5. Agree to allow the property's zoning classification to revert to R-3 (Mixed Residential) if the use of container and equipment storage ceases for a period of six months.

Butler questioned the need for the size expansion from the original request from 200' x 200' to 250' x 450'. Mr. Rosenberger stated the area size increase was for the length of the truck and storage boxes and maneuverability. He also stated this area increase would

allow for future business expansion. Rosenberger stated he would not need to come back to Commission if the area increased.

Commission discussed the need for set hours of operation and dust control measures.

Bill Feldman of 902 South Howard Street expressed concerns that if the request is approved it could be considered spot zoning. Chuck commented that in his opinion the request does not represent spot zoning but is considered an extension of the existing C-2 zoning from the east. Mr. Feldman presented a petition to Commission requesting the Council deny the rezoning request. Mr. Feldman also presented a written request for additional conditions should the request be granted. Those conditions are as follows:

1. Indianola Code of Ordinances pages 1106 & 1107, regarding site plan buffer yard requirements.
2. Buffer yard be increased from 20' to 200' on north property line.
3. 8' chain link fence on north property line full length 349' less 20' berm on west side equaling 329'.
4. Earth berm full length north property line (329') to include evergreen trees, flowering crab trees and bushes.

Mr. Feldman expressed his concern regarding the increase in traffic from the north on South 1st Street.

Farris questioned the fence requirements. Chuck stated a buffer fence is along required when a building permit is issued. This will not require a fence as there will not be a building permit issued.

Chuck stated the submitted petition will be submitted to the City Clerk to verify signatures. The petition also changes the Council's vote to require a super majority to be approved. Chuck also stated that any additional conditions placed upon the property must be agreed upon by the owner in writing.

Motion was made by Farris and seconded by Needles to approve the request from Mike Vanderpool of Hidden Springs LLC, (seller) and Mike and Sarah Rosenberger of TRM Disposal LLC, (buyer) to Rezone a Portion of Auditor's Outlot 152 from R-3 (Mixed Residential) to C-2 (Highway Commercial) Zoning with the following conditions 1. limit the use of the property to container and equipment storage only, 2. limit the storage area to a maximum area of 250' X 450', 3. install a 25' buffer along the entire north property line. The buffer design will comply with Section 166.04 of the Site Plan Ordinance. Of which all overstory trees be an evergreen species, 4. maintain the existing natural buffer along the entire west and south property lines to a minimum of 50' in width, and 5. allow the property's zoning classification to revert to R-3 (Mixed Residential) if the use of container and equipment storage ceases for a period of six months. Motion includes

amending the Future Land Use Map of the Comprehensive Plan to reflect the zoning change. Question was called for and on voice vote Chairperson Butler declared the motion carried unanimously.

Consider request from Missouri Valley JATC to Amend M-1 (Limited Industrial) Zoning to allow School and Training Facilities for Contractor and Industrial Trades as a Permitted Principal Use.

Chuck provided background explaining at their February meeting Commission requested changing the zoning request from M-2 (General Industrial) to M-1 (Limited Industrial). Robert Foxen of Missouri Valley Line submitted a written request for M-1 zoning to allow for school and training facilities for contractor and industrial trades and a separate letter for student housing within M-1 in combination with the school and training facilities.

Farris questioned the need to set a minimum acreage requirement for school and training facilities for contractor and industrial trades within the M-1 zoning classification.

Motion was made by Farris and seconded by Fridley to approve the request from Missouri Valley JATC to Amend M-1 (Limited Industrial) Zoning to allow School and Training Facilities for Contractor and Industrial Trades as a Permitted Principal Use with a special requirement of five acres minimum lot area. Question was called for and on voice vote Chairperson Butler declared the motion carried unanimously.

Consider request from Missouri Valley JATC to Amend M-1 (Limited Industrial) zoning to allow Student Housing for School and Training Facilities for Contractor and Industrial Trades as a Permitted Principal Use.

Commission continued conversation from previous agenda item. Farris questioned whether a site plan would be submitted to Commission for approval of the housing units. Chuck informed Commission that if the Site Plan Ordinance requirements were met by the developer only staff approval would be necessary. Ormsby shared concerns regarding materials used for construction of the housing units.

Motion was made by Rabe and seconded by Fridley to approve the request from Missouri Valley JATC to Amend M-1 (Limited Industrial) zoning to allow Student Housing for School and Training Facilities for Contractor and Industrial Trades as a Permitted Principal Use. Question was called for and on voice vote Chairperson Butler declared the motion carried unanimously.

Consider request from Missouri Valley JATC to Rezone the Property Legally Described as the Northwest ¼ 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-1 (Limited Industrial).

Chuck provided background explaining at their February meeting Commission expressed interest in allowing school and training facilities for contractor and industrial trades to

include housing within the M-1 zoning classification rather than the M-2 zoning originally requested. Robert Foxen of Missouri Valley Line submitted a request to rezone a portion of the Trueblood property along East Iowa Avenue from A-1 to M-1.

Missouri Valley Line also submitted three potential site plan drawings for the development. Chuck recommended a conditional rezoning identifying site plan #3 as the preferred development plan for the following reasons:

1. The location of student housing is located within the buffer area fronting Iowa Avenue with the training facility further to the north. This plan serves as the preferred buffer indicated in the Comprehensive Plan.
2. He believes plan #3 better consolidates the development of their facilities, allowing more opportunity to provide a future street extension north from Iowa Avenue to serve additional property development.
3. R-4 (Multiple Family) zoning also allows numerous other types of residential uses that may conflict with M-1 zoning, such as nursing, rest or convalescent homes, funeral parlors, elementary schools, etc.

Commission expressed concerns regarding materials used for construction of the housing units. Commission also expressed concerns regarding the future extension of North 17th Street should the site be developed differently than what was submitted in site plan #3. Robert Foxen agreed to amend his request for the rezoning to include residential exterior roof and foundation.

Motion was made by Ormsby and seconded by Rabe to approve the request from Missouri Valley JATC to Rezone the Property Legally Described as the Northwest ¼ 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-1 (Limited Industrial) with the conditions that 1. The site development plan for both the school and training facility and the housing be as indicated on site plan #3 and 2. That exterior roof and foundation finishes and landscaping for student housing be residential in nature. 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 Fridley and seconded by Ormsby.

Joe Butler, Chairperson

Mindi Robinson