



CITY OF INDIANOLA BOARD OF ADJUSTMENT MEETING

February 2, 2022

6:00 PM

City Council Chambers

Minutes

1. Call to Order

Called to order at 6:00 PM

Charlie Dissell opened the meeting and announced that Chairperson Bill Mettee was not able to join the meeting tonight, so a chair needs to be named.

Motion made by Lee Bash to act on agenda item 5. B and nominate Renee Soldwisch as vice-chair.

Second made by Amy Mitchell (motion carried unanimously)

2. Roll Call

Present: Lee Bash, Renee Soldwisch, Amy Mitchell, Jane Whalen

Staff Present: Charlie Dissell

3. Agenda Approval

Motion made by Mitchell to approve the agenda. Second by Bash. (motion carried unanimously)

4. Minutes Approval

Motion made by Bash to approve the minutes. Second by Mitchell. (motion carried unanimously)

A. January 05, 2022 Minutes

5. New Business

Item 5. A

Charlie Dissell explained the variance request, noting that the applicant explored two different variances, but staff supported the side setback variance over the drive width.

Dissell further noted that one public comment was received from Sherie Jones, who represents the property directly north of this property. The concern of that person was stormwater issues. Dissell explained that the stormwater issues would be addressed with the site plan review process.

Jane Whalen asked how far the parking lot of Walgreens was setback from this property line, and how the proposed variance may affect future redevelopment of that property. Dissell noted that while the side setback would still be met, the 20' separation may require the building to be setback more than 10' or request a variance.

Jane Whalen asked for clarification on the concerns from the neighbor and how it affects this request. Dissell provided some background on this site and noted that the engineer would be responsible for providing the data on the stormwater mitigation of this site.

Matthew Hovda, representing the applicant, noted that this site drains to the north, and the site would include stormwater infrastructure to catch rainfall on impervious surfaces and direct it to the north ditch.

Mitchell asked what, if any, action the Board needed to take regarding concerns of the neighbor. Dissell noted that no action was needed on the variance request as the concern would be addressed on the site plan.

Motion by Bash to approve the request as submitted. Second by Mitchell. (motion carried unanimously)

- A. Consider request from Lee Adams for a variance under the terms of Section 165.02 (3)(B) of the Code of Ordinances of Indianola, Iowa, to permit the construction of a new commercial building with a 6.23' side setback, which would not be in conformity to the requirements found in Section 165.05(3) of the Code of Ordinances of Indianola, Iowa.

- B. Election of Vice Chairperson

Motion made by Lee Bash to act on agenda item 5. B and nominate Renee Soldwisch as vice-chair. Second by Amy Mitchell (motion carried unanimously)

6. Comments

Dissell welcomed Jane Whalen to the Board.

7. Adjourn

Motion by Mitchell to adjourn meeting. Second by Bash. The meeting adjourned at 6:19 PM