

INDIANOLA PLANNING AND ZONING COMMISSION
REGULAR MEETING
MARCH 14, 2017
6:00 P.M.

The meeting was called to order by Vice Chairperson Josh Rabe and on roll call the following members were present:

Al Farris
Ron Fridley
Cindy Johnson
Doug Opie
Josh Rabe

Also present: Rusty and Cathi McKenzie, Terry Pauling, Justin Cooper, Tyler Till, Larry McConnell, Doug Bylund, Jeromy Pribil, Mindi Robinson and Chuck Burgin.

The minutes of the February 14, 2017 meeting were approved on a motion made by Opie and seconded by Fridley. Question was called for and on voice vote Vice Chairperson Rabe declared the motion carried unanimously.

Consider request from Larry McConnell to rezone a portion of 2008 East 2nd Avenue from A-1 (agriculture) to C-2 (highway commercial) and A-1 to R-3 (mixed residential).

Chuck reviewed the request from Larry McConnell stating the original C-2 zoning of this area occurred in 1987, followed by the depth of the C-2 zoning increasing to 490' in 2013. Chuck spoke with the adjacent property owner to the southwest and the property owner has no interest in rezoning at this time. That property will remain as A-1 zoning.

Cathi McKenzie of 1715 East Boston Avenue shared her concerns regarding the R-3 zoning becoming much like the multifamily property on North 9th Street, near her previous address. She asked what the proposal was for future development of the R-3 zoning in this area.

Larry McConnell of 2008 East 2nd Avenue stated his plans for the R-3 zoning area are to move the existing house at 1803 East 2nd Avenue north, extend East 1st Avenue west and construct duplexes much like those already existing to the east on East 1st Avenue. The C-2 zoning will be developed as storage units. He stated there is a large floodplain area between his property and the McKenzie property that limits future development.

Jeromy Pribil of 103 South 19th Court shared his concerns regarding the R-3 zoning and the future population density of the area creating heavier traffic.

Chuck explained that an amendment to the zoning ordinance in 2014 now requires that Planning and Zoning Commission and Council action be taken for multifamily residential

development on a lot exceeding one acre and that property owners located within 200 feet of the proposed site be notified.

A motion was made by Farris and seconded by Johnson to amend the Future Land Use Map within the 2011 Comprehensive Plat to reflect the additional change in width of the commercial rezoning at 2008 East 2nd Avenue. Question was called for and on voice vote Vice Chairperson Rabe declared the motion carried unanimously.

A motion was made by Opie and seconded by Fridley to approve the request from Larry McConnell to rezone a portion of 2008 East 2nd Avenue from A-1 to C-2, legally described as the South 490' of the West 283' of the Southeast ¼ of the Northwest ¼ of Section 29, Township 76, Range 23, and Except the west 11' of the South 230', Warren County, Indianola, Iowa.

AND The North 270' of the South 490' of Auditor's Outlot #36, Warren County, Indianola, Iowa.

and A-1 to R-3 legally described as the North 6.65 Acres of the Southeast ¼ of the Northwest ¼, Except Parcel L and the East 60' of the West 71' of the South 328' and Except the South 490' of the Southeast ¼ of the Northwest ¼ of Section 29, Township 76 North, Range 23, Warren County, Indianola, Iowa.

AND Auditor's Outlot #36 Except the South 490', Warren County, Indianola, Iowa.

Question was called for and on voice vote Vice Chairperson Rabe declared the motion carried unanimously.

Consider request from the City of Indianola's Park Department to seek an Alternate Method of Approval of the Site Plan Ordinance to construct a green house in Pickard Park.

Chuck reviewed the request stating the Indianola Parks Department would like to construct a 36'x72' greenhouse east of the main entrance of Pickard Park along Highway 92 East.

Doug Bylund, Parks and Recreation Director, stated the greenhouse they currently share is on Indianola High School property which the school plans to demolish. The Parks Department would like to remove the existing 12'x36' greenhouse at Pickard Park and construct a larger greenhouse to accommodate the city's plans to expand beautification efforts. Bylund further stated propane and water currently exist at the Pickard site and the proposed structure would eliminate staff driving to multiple locations to perform greenhouse work.

Motion was made by Farris and seconded by Opie to approve the request from the City of Indianola's Park Department to seek an Alternate Method of Approval of the Site Plan Ordinance to construct a green house in Pickard Park. Question was called for and on voice vote Vice Chairperson Rabe declared the motion carried unanimously.

Consider Preliminary Plat of Deer Creek Plat #3 from Diligent Deer Creek, LLC.

Chuck reviewed the plat request stating the plat contains six lots with a single outlot. Outlot A lacks depth for buildable lots and Chuck requested the developer and adjacent property owner work out a plan prior to Commission approving a final plat of the area. Comments outlined in the memo regarding corrections or changes needed on the preliminary plat prior to Council consideration have been agreed upon by the property owner and will be made. Those changes include the following:

- Street name of West 13th Place should be indicated on the new road and South K Street should be identified on the plat.
- Setbacks noted on the plat need to be changed to the correct setbacks required by R-1 zoning. Front yard of 30', rear yard of 35' and side yard of 10', and include a side street yard of 25'.
- Include all property owner's names and addresses on the plat.
- A 15' PUE on the front side of the lots must be indicated on the plat.
- Proposed building setbacks exceed zoning requirements. Developer may want to reconsider because of severe grade change at setback line.
- Platted area should include the west one half of the road easement of South K Street.
- Sidewalks are to be indicated on the plat.
- Overland drainage easements to be indicated where flood zones exist.
- There is a note on the plat indicating Outlot A is set aside for future development. Additional land from the adjoining property owner to the north is needed in order to complete the development of the north side of the road. I have spoken with the owner of the land, Tyler Till, and he has stated that conversations regarding this area have occurred. I have encouraged him to continue the discussion with the developer. It is my hope this issue will be resolved prior to consideration of the final plat.

Chuck further recommended Commission grant a variance for the minimum distance between the West 12th Avenue and West 13th Place intersections along the South K Street thoroughfare for the following reasons.

1. The sight distance both to the north and south of the proposed intersection exceeds the minimum requirement for the posted speed limit.
2. Because of the limited number of lots designed on the proposed West 13th Place, traffic entering onto South K Street will be minimal.
3. The preliminary plat approved in 2005 indicated this street at this location prior to the amendment regulating distances in 2012.

Farris shared his concerns regarding site visibility at the intersection of the proposed West 13th Place and South K Street. Chuck stated measurements were taken and exceeded the requirement.

Tyler Till of 1301 South K Street stated he has had discussions with the developer regarding Outlot A but a final plan has not been agreed upon.

Johnson questioned how much land Diligent Deer Creek would need of Till's property to develop lots. Chuck stated the minimum amount of land would be 65' in depth.

Motion was made by Opie and seconded by Johnson to approve the Preliminary Plat of Deer Creek Plat #3 from Diligent Deer Creek, LLC with staff's recommended changes and the variance waiving the minimum distance between intersections to allow for approximately 345' between intersections. Question was called for and on voice vote Vice Chairperson Rabe declared the motion carried unanimously.

Meeting adjourned on a motion by Farris and seconded by Fridley.

Josh Rabe, Vice Chairperson

Mindi Robinson