INDIANOLA PLANNING AND ZONING COMMISSION
REGULAR MEETING
APRIL 14, 2015
6:00 P.M.

The meeting was called to order by Chairperson Doug Opie and on roll call the following members were present:

Joe Butler
Tiffany Coleman
Mary Donaghy
Al Farris
Joe Gezel
Doug Opie
Bob Ormsby
Josh Rabe
Misty Soldwisch

Also present: Ryan Robertshaw, Tim Locher, Chuck and Mary Night, Eric Cannon, Jeremy Shepherd, Randy Edwards, James O'Meara, Blair and Marilyn Lawson, Chris Schupp, Mindi Robinson and Chuck Burgin.

The minutes of the February 10, 2015 meeting were approved on a motion made by Donaghy and seconded by Butler. Question was called for and on voice vote Chairperson Opie declared the motion carried unanimously.

Chairperson Opie informed the Commission the order of the agenda has been changed due meeting conflicts with presenters.

Consider preliminary plat of Summercrest Hills Plat 5.

Chuck summarized the reason for reviewing the preliminary plat of Summercrest Hills from its original approval in 2013 is because there has been a change in a street extension, additional lots and orientation. He further explained the future extension of Hoover Street is a good change and the additional right-of-way to the north will be needed prior to the Hoover extension to the east. Overall improvements made from the 2013 plat include traffic flow and full land development.

Eric Cannon of Snyder and Associates addressed the Commission. Commission discussed the detention basin within Outlot X and the zoning of the area. Farris stated his concern for the lack of parks in the area.

Cindy Johnson entered the meeting.

Farris questioned the use of a cul-de-sac within a cul-de-sac.

Butler stated he would be abstaining from agenda items 6, 7 and 8.

A motion was made by Farris and seconded by Rabe to approve the preliminary plat of Summercrest Hills Plat 5 with the recommendations made by staff. Question was called for and on voice vote Chairperson Opie declared the motion carried, Butler abstained.

Consider final plat of Summercrest Hills Plat 5.

Chuck reviewed the final plat request stating the area consists of seven lots on 9.89 acres and shows an extension of East Scenic Valley Avenue of approximately 700'. Lots one through six will most likely be townhomes while lot seven will be a three story, 116 unit senior apartment complex.

Commission discussed the dead end street of East Scenic Valley Avenue. Chuck stated Section 170.11 of Indianola's subdivision ordinance limits the distance of dead-end street to 500' in length. The street will continue in the future therefore Commission should recommend to Council to grant a variance to the street design standard which will allow for a gravel cul-de-sac for large truck traffic turnaround.

Motion was made by Rabe and seconded by Coleman to approve the final plat of Summercrest Hills Plat 5 with the recommendations made by staff, including the recommendation of a variance to the street design standard allowing a dead end at East Scenic Valley Avenue with a temporary turnaround. Question was called for and on voice vote Chairperson Opie declared the motion carried, Butler abstained.

Consider re-approval of final plat of Summercrest Hills Plat 4.

Chuck stated the original final plat of Summercrest Hills 4 was approved by Planning and Zoning and City Council in February 2014. The new 2015 final plat includes a proposed addition of a buildable lot identified as lot 7. The area was originally an outlot, approved with plat 1, being used as a storm water detention basin for Theisen's and surrounding area. The developer intends to relocate the detention basin to the east side of lot 7 (Outlot X). Chuck further stated the change relocates an unsightly detention basin off the highway to the rear of the development.

Commission discussed the detention basin requirements including how much water it can hold. Commission also discussed the timeframe for development of the area. Chuck informed the Commission that he expected infrastructure to begin this year, including sewer, water and roads.

Motion was made by Ormsby and seconded by Donaghy to approve the final plat of Summercrest Hills Plat 4, subject to indicating public sidewalks on the plat. Question was called for and on voice vote Chairperson Opie declared the motion carried, Butler abstained.

Consider request from Calamar Enterprises to construct a three story, 116 unit, senior residential apartment complex on a site in excess of one acre.

Chuck summarized the new zoning ordinance requiring both the Commission and Council approval prior to development of residential projects on lots exceeding one acre. Chuck informed the Commission the Board of Adjustment would be hearing a variance request from Calamar Enterprises regarding a reduction in off-street parking requirements, which is allowed because the project is identified as senior housing.

Tim Locher of Blue Forrest Group spoke on behalf of Calamar Enterprises stating the average age of residents in the company's other complexes is 72 years old.

Orsmby questioned the requirements of a buffer park for a development such as this. Chuck stated buffer parks are required for adjacent parking lots if single family dwellings are developed to the east. However, if multifamily units are constructed, including duplexes, a buffer will not be required.

Butler questioned whether the Commission could apply a stipulation that the complex remain a senior residential complex. Chuck stated he would consult with the city attorney to seek an answer. However, the Board of Adjustment can stipulate if their variance was granted on the basis of senior housing.

Motion was made by Farris and seconded by Donaghy to approve the request from Calamar Enterprises to construct a three story, 116 unit, senior residential apartment complex on a site in excess of one acre. Question was called for and on voice vote Chairperson Opie declared the motion carried unanimously.

Consider request from Bob Eivins, Steve and Barbara Williams, Trueblood family, Robin Eyberg, Polly Glascock and City of Indianola for voluntary annexation.

Chuck informed the Commission a request from Steve and Barbara Williams and Bob Eivins for a voluntary annexation started the process of annexing this area within the city limits. To create a more uniform boundary and prevent islands, Chuck approached Dr. Trueblood, Robin Eyberg and Polly Glascock to confirm their interest in annexing their land too. All parties agreed. However, Gregory Jones has chosen not to annex his 4.53 acres voluntary. Because of this, Chuck recommends the City use the 80/20 rule from Section 367.8 of the Iowa Code. This rule exists to eliminate islands and create more uniform boundaries.

Chuck continued to explain previous annexations required all land brought into city limits be zoned A-1 agriculture. This was changed after the city annexed land north of town where the car dealerships are located. Zoning classifications have been discussed with all participating land owners. Williams and Eivins request R-3 (mixed residential) zoning, while Eyberg requests a change to M-2 (general industrial) zoning. The Glascock, Trueblood and Jones properties will continue their current A-1 (agriculture) zoning classification.

Commission discussed the 80/20 rule and how that affects taxes for the Jones property. Chris Shupe of 10945 146th Lane questioned the zoning of the Jones property, as a business is currently established there. Chuck stated the Jones property will be zoned agriculture and therefore will be considered existing nonconforming. However, if Mr. Jones wishes to make any improvements to his structure, his zoning classification will need to change and he will be required to follow Indianola zoning.

Shupe also questioned street name changes, street maintenance and zoning to the north of Jersey Street. Chuck informed Mr. Shupe that the road within the city limits would become Iowa Avenue, the City and County would form an agreement as to which would perform maintenance and the land to the north of Iowa Avenue/Jersey Street (Trueblood property) would continue with an agriculture zoning classification.

Motion was made by Ormsby and seconded by Butler to approve the request from Bob Eivins, Steve and Barbara Williams, Trueblood family, Robin Eyberg, Polly Glascock and City of Indianola for voluntary annexation, with staff recommendations on each zoning classification included. Question was called for and on voice vote Chairperson Opie declared the motion carried unanimously.

Consider request for Bob Eivins, Blair and Marilyn Lawson and Don Borts to rezone property locally known as 2100, 2102, 2104 and 2106 East 2nd Avenue from A-1 (Agriculture) to R-3 (Mixed Residential).

Chuck stated the original request from Bob Eivins was for the larger portion of land, addressed as 2102 East 2nd Avenue. Chuck then contacted the adjacent property owners to inquire if they would be interested in having their property rezoned as well. All three property owners agreed to do so. The four properties requesting rezoning total 11.65 acres. The Future Land Use Map of the 2011 Comprehensive Plan identifies this area as low density residential. With R-3 zoning defined as medium to high density, Mr. Eivins agreed to place a condition on his rezoning request to limit residential development to one and two family only and construction with a maximum height of two stories.

Commission discussed the need to change the Comprehensive Plan. Chuck informed them that with the conditional use, the Future Land Use map of the Comprehensive Plan would not need changed.

Jim O'Meara of 2105 East 1st Avenue voiced his concerns regarding multifamily units in the area.

Butler questioned whether the Lawson's and Mr. Borts would be interested in placing a condition on their property as well. Mr. Lawson stated he was not interested in the conditional use.

Motion was made by Ormsby and seconded by Farris to approve the request for Bob Eivins, Blair and Marilyn Lawson and Don Borts to rezone property locally known as 2100, 2102, 2104 and 2106 East 2nd Avenue from A-1 (Agriculture) to R-3 (Mixed Residential), with the conditions listed on the Eivins property. Question was called for and on voice vote Chairperson Opie declared the motion carried unanimously.

Meeting adjourned on a motion by Coleman and seconded by Donaghy.

Doug Opie, Chairperson   Mindi Robinson