PLANNING AND ZONING COMMISSION MEETING
October 8, 2024
6:00 PM
City Council Chambers
Minutes

1. Call to Order
The meeting was called to order at 6:00 PM.

2. Roll Call
Commission members present: Cortney Marmon, Al Farris, Carrie Woerdeman, Misty Darling, Lin Stecker, Rich Piper.
Staff members present: Ben Reeves, Bill Mettee, Tara Bosteder.

3. Agenda Approval
A. Approval of the October 8, 2024 agenda.

Farris made a motion to approve the agenda.
Darling seconded the motion.
Motion was passed.

4. Minutes Approval
A. Approval of the September 24, 2024 meeting minutes.

Piper made a motion to approve the meeting minutes.
Farris seconded the motion.
Motion was passed.

5. Public Comment
No public comments.

6. Old Business
No old business.

7. New Business
A. Approval of a rezoning for a commercial property located at 215 N Buxton St.

Associate Planner Mettee presented the request and related staff report.

There were no comments or questions from the commission.
There were no comments or questions from the public.

Woerdeman made a motion to approve the request as submitted.
Piper seconded the motion.
Motion was passed by a unanimous vote.

B. Approval of preliminary plat for Kentucky Ridge Townhomes.

Associate Planner Mettee presented the request and related staff report.

Commission Member Farris clarified that the approvals for the preliminary plat and site plan for Kentucky Ridge Townhomes would be two separate actions.

Eric Cannon was present on behalf of Snyder & Associates to take any questions from the commission.
Commission Member Farris asked about the density of the units. He reiterated the information sent to the commission shows a maximum allowance of 14 units per acre. He further stated the acreage he saw showed 2.74 acres. Mr. Cannon explained that was the acreage size of the outlot owned by the association, but that there are also postage stamp lots on every single one of the units that would add a 25 by 25 square foot area for each of the 51 units, totaling a little over 3 acres. Mr. Cannon also stated that would allow roughly 52 units based on the density from the PUD. Commission Member Farris confirmed there were 51 units planned and Mr Cannon confirmed 51 units, under the density allowed by the PUD.

Commission Member Farris raised a question he had also asked at a prior meeting on November 14, 2023. He asked where the play area was for the children who would be living in these units. Mr. Cannon responded that as a part of the original plan, they had proposed a pickleball court based on discussions with the Parks Dept. and the demand the community has raised for one. He also mentioned there is a 4 acre park across the street with many amenities. Commission members clarified he was referring to Moats Park. Commission Member Farris stated his concern for children having to cross the 4 lane highway to access that park. Mr. Cannon explained that with the park close by and per the feedback from the Parks Dept, the amenity of a pickleball court is what they have proposed. He further explained that if the commission or the city would prefer to see open space or playground equipment there, he believed the owner would be open to that.
Commission Member Farris expressed his concern that the area was a small piece of land for children to play on considering the number of children that could possibly live there within the 51 units and that it was in a bad location along Kentucky Ave. where he expects increased traffic flow. Commission Member Farris recalls specifically asking for consideration of adding a play area for children living in the area before it was brought back. He further said he did not consider a pickleball court for kids, but rather for adults. He believes a playground for kids could have been accommodated. He stated that one of the duties that is outlined in the zoning regulations is provisions for open space and provisions for public infrastructure, public parks, and public safety services. He further stated he believed adding a playground for kids needs to be looked at and added at a location internally, not alongside a busy street. Mr. Cannon responded that parks serve a surrounding/regional area, not just properties adjacent or internal to them and that they are following direction from the Parks Dept. He continued that based on discussions and feedback with owners, city staff, and the Parks Dept, the pickleball court is appropriate.

Commission Chair Marmon reminded the commission there would be 2 separate actions for the Kentucky Ridge Townhomes preliminary plat and site plan.

Piper made a motion to approve the preliminary plat as submitted.

Darling seconded the motion.
Motion was passed by a unanimous vote.

C. Approval of a site plan for Kentucky Ridge Townhomes.

Darling made a motion to approve the site plan as submitted.
Woerdeman seconded the motion.
Motion was passed with a 4-2 vote.

D. Approval of a plat of survey for Mid-American Energy (Parcel ID 13000200220).

Associate Planner Mettee presented the request and related staff report.

Marty Dostalik of Civil Engineering Consultants was present to answer any questions. He also stated they do not know when the sub station might be built or expanded; they are just trying to buy the ground now before the area develops too much. Once there's enough development to warrant it, then they'll build the sub station. Right now, they're anticipating 8-10 years.

Associate Planner Mettee also added that he had received one phone call generated from the notices that were mailed out. The caller, from the adjacent property to the east, didn't have any concerns but was just wondering what the timeline for any future development was or what they were using the land for. Ultimately, the caller was okay with the plat of survey.

Farris made a motion to approve the plat of survey as submitted.
Woerdeman seconded the motion.
Motion was passed by a unanimous vote.

E. Approval of a final plat for Ashton Park Plat 8.

Associate Planner Mettee presented the request and related staff report.

Commission Member Farris inquired about the need for an easement with the anticipated future development of the trail adjacent to the plat to provide access from these proposed houses to the trail. Associate Planner Mettee explained that if it was not currently worked in with the plat, an easement is always something that can be completed in the future by working directly with the homeowners or Jerry's Homes if the homes haven't been sold yet. City Manager Ben Reeves recalled that it was talked about in the past and indicated a spot on the plat that at one point was discussed as a future connection to the trail. Jennifer Ellison of Jerry's Homes was in attendance via Zoom and was able to clarify that they do have a trail through the detention easement that is penciled in on the construction drawings that the city will install at a future date. Commission Member Farris asked if that will show on the plat as an easement for the trail and mentioned that's what has been done in the past with other trail connections. City Manager Reeves stated they can take that recommendation and make sure we verify that before it goes to City Council.

Woerdeman made a motion to approve the final plat contingent upon staff comment resolution and verification that the easement is included.
Darling seconded the motion.
Motion was passed by a unanimous vote.

F. Approval of a site plan for 203 West 2nd Avenue.

Associate Planner Mettee presented the request and related staff report.

Darling made a motion to approve the site plan as submitted.
Farris seconded the motion.
Motion was passed by a unanimous vote.

G. Approval of a site plan for Kwik Star (2103 North Jefferson Way).

Associate Planner Mettee presented the request and related staff report.

Community member Katie Damon spoke and asked the commission to approve the site plan without a car wash station. She explained her concerns that adding another car wash would create three car wash facilities within a two block radius. She added that if you drive from Theisen's to Hwy 92, there are 21 businesses designated specifically for auto. Therefore, giving someone driving through Indianola the experience of so many auto-related businesses. She asked for the commission to consider this when approving this site plan as well as other commercial business plans. She continued on that another concern she had was with the landscaping plan. She asked for the commission to consider adding more of a buffer on the south side, to include overstory trees like evergreens that would be present year round for the residents that lived to the south. Lastly, she added that she would like the commission to consider using Emerald Bay Tahoe as direction for the Emerald Bay development in Indianola. She would like to see it look more like a beautiful space than a gas station.

Community member Sue Wilson spoke and expressed her concern with the diesel pumps, specifically the truck traffic and noise that would create for the residential neighbors. She commented that the plans reminded her of a travel center which would not bring the type of traffic or activity desired for a residential neighborhood.

Jesse Rognes of Synergy Contracting LLC spoke and responded to the comments regarding it being a travel center and about Emerald Bay being beautiful. He stated it is not a travel center. He continued on that making it beautiful is his goal. There is a two acre park planned with walking trails, a pavilion, and other things for kids to do. The gas station isn't setup for semis, trucks, and a lot of parking. If those were the plans, two more acres would have been purchased. And while there is a need in Indianola for a travel center, this is not designed as one.

Commission Member Farris asked if the concerns from the owners of the veterinary clinic regarding the entrance have been resolved. Mr. Rognes said yes. He updated that he was able to work out a deal with not only the veterinary clinic but also a majority of the owners to the north. He said he's got a majority of it cleaned up, estimating that approximately 75% taken down/closed on within the last two weeks. Commission Member Farris wanted to confirm that the owners of the veterinary clinic are satisfied with the plans. Mr. Rognes confirmed that yes, they've met with the city manager as well and everyone is on the same page. City Manager Reeves clarified that the owners of the veterinary clinic are happy with the trajectory of the plan and they will definitely be happy once there's a development agreement in place to realign the entryway and help with their parking. He said they are actively working with them and they are happy with the direction it is going. Mr. Rognes added they are also in the process of putting together a new site plan for them and the commission should hopefully see it within the next few weeks.

Kacie Bonjour, real estate manager for Kwik Trip and Kwik Star spoke to the commission. She said this is their Generation 3 convenience store building, just under 9,200 square feet. It is not their travel center, which is upwards of 12,000 square feet. They have planned 10 multiple product dispensers under their gas canopy, which is 20 fueling stations. That is their standard for their neighborhood convenience stores. They do feel there is a need in Indianola to offer diesel for construction vehicles so they have two lanes for that. The access point for that will be through the far western access, which will be truck entrance only. Autos will use the far eastern or the middle access point. In regard to the car wash, they are aware there are other car washes nearby but it is something they like to offer as an additional service. Lastly, she added that unlike other convenience store chains, they are vertically integrated. Almost 90% of everything in their stores are made out of their La Crosse campus and shipped out to their stores.

Commission Member Woerdeman asked for verification that the car wash is one bay. Ms. Bonjour confirmed that was correct.

Commission Member Piper asked how tall the plantings on the south landscaping buffer were. City Manager Reeves noted that it's important to note that there are 2 commercial pad sites as well as a roadway in between the Kwik Star and where the homes are. Also that there will be a berm in between the homes and the southernmost commercial site. Piper asked if headlights from the cars parking on the south is going to be a distraction for the homeowners to the south. City Manager Reeves explained that is reason for the visual and sound buffering through the berm that's going to be created between the commercial zoning and the residential zoning.

Mr. Rognes further clarified that in addition to there being two commercial lots between the Kwik Star parcel and the residential homes, there's quite a bit of elevation difference and they also plan on planting on that berm to screen the neighborhood from the development. Associate Planner Mettee added that the other two commercial sites would be submitting site plans with their own landscaping plans as well. Commission Member Darling asked about the elevation difference. Mr. Rognes answered it varied, but goes up to 15-feet.

Commission Member Woerdeman commented that she hears the concerns of the homeowners and that's why they're asking the questions, but it does seem like this site is pretty far away from where those homes would be. Mr. Rognes expanded that they've got their building between the homes and the parking spaces providing blocking as well as their landscaping and the planned elevations. Ms. Bonjour added that the parking on the south they foresee as employee parking as the main entrances to their building are on the north and east sides.

Woerdeman made a motion to approve the site plan contingent upon resolution of staff comments.
Stecker seconded the motion.
Motion was passed by a unanimous vote.

8. Comments

A. Building Permit Report

Staff member Bosteder had included the building report from September 2024. There were no questions regarding this report.

B. Current Projects

Associate Planner Mettee explained he is working on clearing up all the projects he came into during the middle. A lot of those were heard tonight. Emerald Bay has recently submitted their final plat. Kwik Star is moving forward. Kentucky Ridge submitted their final plat today. Summercrest Plat 2 will be ready for walk through later this month. Quail Meadows Plat 5 has a couple of comments left that are being worked through and the final plat has been submitted. Another preliminary plat has been received for an area over by the schools.

Commission Member Woerdeman asked if there are any updates with the Deer Run project.

City Manager Reeves explained that Bill is working through all the community development projects and he is working on all the development agreements and cleaning up all the TIF districts which is the base foundation for all the development agreements. He said there are five active development agreements under negotiation right now. Deer Run is one of those that is under negotiation right now and is the furthest out. Wesley Life is another one. Kentucky Ridge has one they are reviewing. Emerald Bay is another one being worked on along with the veterinary clinic for the realignment of the intersection and land acquisition for the parking lot resolution. Also, trying to open up the area to the north that was platted back in the '50s that had created all the land locked parcels. Another development under negotiation is the Summercrest development, an area just north of the Indianola Wellness Campus. He continued there is a lot of development going on right now. These projects don't include the ones being actively being built right now. There is earthwork going on at the schoolyard, many different homes being built right now, and subdivisions that have already been platted and finaled. He concluded the growth wave has certainly arrived.

Commission Member Woerdeman asked what was happening at the lot that was formerly a trailer park. City Manager Reeves clarified that is the schoolyard development. Commission Member Farris commented that it looked like work may have concluded there for the season as the lot has been seeded and mulched. City Manager Reeves had not received any updates on the progress of work, but confirmed that they had all the approvals they needed to move forward.

Commission Member Woerdeman made reference to a development that was south of Highway 92. City Manager Reeves clarified that was a different development belonging to Lee Adams. He continued that this development had been placed on hold for a period of time because Iowa DOT made a change that made access management plans necessary and required for all access to Highway 92 and Highway 65/69. Because this development was already in progress, they entered into an understanding that would allow this development to move forward so long as the alignment tied to 20th St. and matched with the road that goes North from IA-92. This is now back to the developer. Associate Planner Mettee mentioned this is one that he's just received the preliminary plat for.

9. Adjourn

Marmon made a motion to adjourn.
Darling seconded the motion.
The meeting was adjourned at 7:00 PM.