

INDIANOLA PLANNING AND ZONING COMMISSION
REGULAR MEETING
MAY 9, 2017
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
Josh Rabe
Sarah Ritchie
Misty Soldwisch

Also present: Terry Davis, Mindi Robinson and Chuck Burgin.

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

Consider request from Randall and Gayle Freel to rezone Lot 1 of Naberhaus Subdivision, locally known as 907 South Y Street from A-1 (Agriculture) to R-1 (Single Family Residential).

Chuck reviewed the Freel request stating the property owner wishes to add an additional building lot however A-1 zoning requires a minimum lot area of 15 acres and frontage of 300'. Therefore, rezoning the property will be required for the improvements. Chuck further stated the Comprehensive Plan shows this area as low density residential. He expects more rezoning requests to residential in the area in the future.

Butler questioned the surrounding zoning classifications and whether this request would set a precedence for future zoning in the area. Farris questioned whether this would be considered spot zoning. Soldwisch stated she would abstain from the agenda item as she represents the property owner in the sale of the parcel if it is rezoned.

A motion was made by Needles and seconded by Rabe to rezone Lot 1 of Naberhaus Subdivision, locally known as 907 South Y Street from A-1 (Agriculture) to R-1 (Single Family Residential). Question was called for and on voice vote Chairperson Butler declared the motion carried.

Consider request from Lynn Henry and Alan and Lori Hill to purchase the south ½ of the north/south alley that lies between Lot 3 and Lot 4, Block 13, Windles Addition, Indianola, Iowa.

Chuck reviewed the request stating an abstract attorney requested additional clarity to the

status of the alley within the block when the property was recently purchased. Research completed on City of Indianola records did not find where any portion was either vacated or sold. Utility companies, and City Department Supervisors reviewed the request with no negative comments.

Motion was made by Farris and seconded by Fridley to approve the request from Lynn Henry and Alan and Lori Hill to purchase the south ½ of the north/south alley that lies between Lot 3 and Lot 4, Block 13, Windles Addition, Indianola, Iowa. Question was called for and on voice vote Chairperson Butler declared the motion carried unanimously.

Other Business:

Chuck reviewed Council action on recent Commission recommendations.

Terry Davis of Country Propane, located at 2312 West 2nd Avenue, spoke regarding the use of bulk storage of propane gas and propane gas dispensing within C-2 (Highway Commercial) zoning. Mr. Davis gave a background of why he would like the Commission to amend the zoning ordinance, explaining the uses of propane gas in fleet vehicles. Commission expressed their concerns regarding safety and aesthetics. Commission requested Mr. Davis bring more information regarding distance regulations, photos of other facilities and screening possibilities to a Commission meeting for review.

Meeting adjourned on a motion by Rabe and seconded by Soldwisch.

Joe Butler, Chairperson

Mindi Robinson