



PLANNING AND ZONING COMMISSION MEETING

November 26, 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: Sarah Ritchie, Al Farris, Carrie Woerdeman, Lin Stecker, Justin Noethe.

Staff members present: Ben Reeves, Bill Mettee, Tara Bosteder.

3. Agenda Approval

A. Approval of the November 26, 2024 agenda.

Farris made a motion to approve the agenda.

Woerdeman seconded the motion.

Motion was passed.

4. Minutes Approval

A. Approval of the November 12, 2024 meeting minutes.

Woerdeman made a motion to approve the meeting minutes.

Stecker seconded the motion.

Motion was passed.

5. Public Comment

No public comments.

6. New Business

A. Approval of Plat of Survey for 1313, 1307 and 1305 South L Court.

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.

Farris made a motion to approve the request as submitted.

Noethe seconded the motion.

Motion was passed by a unanimous vote.

B. Approval of Preliminary Plat for Pickard Commerce Park Plat 1

Planner Mettee presented the request and related staff report.

Commissioner Woerdeman asked, with the change in access to the development, where will

access to Lots 1 and 8 come from? Jason Ledden, a representative from Snyder & Associates, was present to answer this question on behalf of the applicant. He explained that access to Lot 8 will be off the public street to the west. Lots 1 and 2 have an ingress/egress easement that comes off the north end of the cul-de-sac. There will be a private access that's maintained on Lots 1 and 2 with pavement.

Commissioner Farris asked a question regarding the landscape buffers. He questioned why there were only buffers designated in those two locations and not along the park boundary. Mettee showed that there was a landscape buffer easement along the East side of the plat. He continued that they will be installed as each lot develops. Jason Ledden of Snyder & Associates added that there is also existing plant material that's intended to stay as well. Mettee also included for additional information that there was previously a landscape buffer easement planned along "Street A" but our zoning ordinance states that when different zoning districts are separated by a public right of way, the easement can be removed and therefore, it was removed.

Commissioner Stecker asked what intentions there were for these proposed lots. Mettee answered that it is currently all speculative and that as we get site plan projects, they will be brought to this commission for review and consideration.

A member of the public, Blair Lawson, asked for clarification of where the pavement will go from the corner opposite the cul-de-sac. Jason Ledden of Snyder & Associates answered that the pavement does stop there at the corner, and in the future there will be a driveway that will go to lot one but will not go all the way out to the highway.

A member of the public, Wayne Gaumer, expressed concern and questioned the effect this commercial and industrial development will have on traffic, with the consideration of nearby schools and travel to those schools as well as to Pickard Park. He pointed out that the commercial and industrial aspect creates a picture of larger vehicles with different aspects of safety that would be traveling through the area. Another member of the public, Bob Gaumer, also expressed his viewpoint and questioned why industrial complexes would be added in town if it was not necessary. He said with this one going right next to ball diamonds, his concern is that they will end up like the old ball diamonds, which still presents a problem, with car racing in the evenings at the fairgrounds causing extra noise pollution that would not be desired for nearby residents. He asked what kind of noise this development would generate and wouldn't it be better to develop houses in that area which he believed would create a better tax base in the long run. He stated with the close proximity to the schools it would be a perfect location for families to have a home.

Commissioner Farris asked for confirmation, for the public's benefit, that this area has already been rezoned. Mettee confirmed that yes, the comprehensive plan identifies this area as industrial and commercial. The community worked with consultants to identify this area as such. City Manager Reeves clarified it will be commercial on the front end along Highway 92, and industrial in the back where it will be screened. Farris further clarified that lots 1, 2, 7, and 8 are commercial, while lots 3, 4, 5, and 6 are industrial. Mettee confirmed that was correct.

Commissioner Woerdeman recalled that when the proposed rezoning was brought to the commission back in March, this type of idea came up. Discussion was had regarding the size of the lots, and with them being between 1.5 and 3.5 acres, it would not allow for anything very large to be put on these lots, so likely would not have very heavy traffic. She also remembered that there was a nuance within the code that if a business with storage was going to be allowed, it would need to be industrial. Others commission members also recalled these discussions and agreed. City Manager Reeves added that some of those uses were things like yard material stored outside, such as mulch or rock. And he furthered that as this was brought to City Council, the City Council had a discussion with the developer and certain heavy industrial uses were stricken. Cody Sinclair, with ITown Investments, did confirm that contingencies were made regarding what was not wanted. City Manager Reeves clarified and Mr. Sinclair concurred, it was high impact industrial items that were stricken. Wayne Gaumer reiterated the layout of the plat, that what might be going in there is still speculative, and looked for confirmation that with these contingencies, boundaries are being created to bring in what's desired for the area. Mr. Sinclair confirmed this was correct. He continued that being along Highway 92, commercial was preferred so they aligned to that. Also, he said they own the property to the west where they plan to do some residential with commercial in the front.

Commissioner Farris stated this area is zoned M-2 and asked for clarification, for the public's benefit, what would be allowed in M-2 zoning. City Manager Reeves explained that some things had been stricken so it was a pared down M-2 that City Council approved after negotiations with the developer for this property only. They did strike many of the high impact industrial uses. It's more of a light industrial, business area. He also mentioned the topography on the back side of the plat does drop down. Mr. Sinclair added that one of the projected businesses that would go out there is a landscaping company and another one is storage units. He reiterated that this area still speculative and that they are being considerate of the types of businesses being brought in as they don't want this area to be a deterrent for anyone. Wayne Gaumer asked if there is a list that could be provided of the allowed M-2 businesses with the stricken types. Commissioner Woerdeman answered that it would be available in the City Council minutes from that meeting. City Manager Reeves added that all meeting minutes are available to the public online through the city's website. Wayne Gaumer asked if this agenda item was a nicety. City Manager Reeves explained that no it's not a nicety, this is for the preliminary plat. The rezoning was completed before. This is now the layout of the property and how the property lines will be, so it's two different actions. Mettee added that the same notifications that would have been mailed out for this preliminary plat would have been mailed out for the rezoning as well.

Commissioner Noethe asked if there were any planned alterations of Highway 92, such as a dedicated turning lane. City Manager Reeves explained that this project was held up for quite some time because between the application process and when rezoning was coming through, Iowa Department of Transportation (DOT) requested that Highway 65/69 and Highway 92 corridors have an alignment and connectivity study where it would minimize and limit the number of connections. So that study has been entertained and is moving forward, working with the Iowa DOT. This was in process at the time, so between the Iowa DOT and the City of Indianola it was negotiated that the alignment of the road be changed so that it lines up with S. 20th St, therefore, causing reconfiguration of the lots. Commissioner Noethe stated that his

concern is with the types of traffic, and making sure not to create a bottleneck or other dangerous type of activity as far as driving patterns and habits. City Manager Reeves agreed and said this is why they wanted the alignment. In the event that there is a signal light needed in the future, it's already lined up and ready to go.

Commissioner Farris asked who owns the strip of land on the north side of the property with a sidewalk on it. Jason Ledden with Snyder & Associates indicated on the plat where a right of way exists which includes the sidewalk, also known as McVay Trail. Commissioner Farris asked who owned that land. City Manager Reeves confirmed it was the State of Iowa. Commissioner Farris stated he just wanted to make sure that in the future, the sidewalk wouldn't be removed. Mr. Ledden stated it was similar to the sidewalk in town along Highway 65/69, the sidewalk is in the DOT right of way but is maintained. City Manager Reeves stated they wouldn't take out the sidewalk unless they were widening the road for some reason or they acquire a different right of way; Iowa DOT doesn't typically remove those. Commissioner Farris asked if there are any stakes along there that would designate the boundary between this property and the property the sidewalk is on. Mr. Ledden showed on the preliminary plat where an iron pin would have been set in the ground by the surveyor that would delineate the properties.

A member of the public, Blair Lawson, asked if the road marked as "Street A" was going to continue west into the future neighborhood that is planned. Cody Sinclair with ITown Investments confirmed that it would. Mr. Lawson further asked for confirmation that access for those future homes could come in from here (S. 20th St.). Mr. Sinclair said yes, as well as from S. 19th St, the intersection just prior. Mr. Lawson stated there could be a lot of turning traffic, both north and south, onto Highway 92 in future when the homes are built.

There were no further questions or comments.

Stecker made a motion to approve the request as submitted.

Woerdeman seconded the motion.

Motion was passed by a unanimous vote.

7. Comments

A. Current Projects

Mettee stated things are definitely slowing down, mostly down to housekeeping items within the department. He notified the commission that the Christmas Eve meeting was canceled and it was likely the December 10th meeting would be canceled as well as there are currently no agenda items.

8. Adjourn

Farris made a motion to adjourn.

Stecker seconded the motion.

The meeting was adjourned at 6:29 PM.