



CITY OF INDIANOLA BOARD OF ADJUSTMENT MEETING

January 8, 2025

6:00 PM

City Council Chambers

Minutes

1. Call to Order

Chairperson Bash called the meeting to order at 6:01 PM.

2. Roll Call

Board members present: Lee Bash, Rene Soldwisch, Deidre Hoover, Jane Whalen, Amy Mitchell.

Staff members present: Bill Mettee, Tara Bosteder.

3. Agenda Approval

A. Approval of the January 8, 2025 agenda.

Prior to approval of the agenda, Bash made two amendments to the agenda for approval: Election of Officers and Approval of the 2025 meeting schedule. The amended agenda was approved, 5-0.

Whalen made a motion to elect Bash as Chair.

Soldwisch seconded the motion.

Motion was passed with a unanimous vote.

Whalen made a motion to elect Soldwisch as Vice Chair.

Mitchell seconded the motion.

Motion was passed with a unanimous vote.

Whalen made a motion to approve the 2025 meeting schedule.

Soldwisch seconded the motion.

Motion was passed with a unanimous vote.

4. Minutes Approval

A. Approval of the October 2, 2024 meeting minutes.

Soldwisch made a motion to approve the October 2, 2024 meeting minutes.

Whalen seconded the motion.

Motion was passed.

5. New Business

A. Consider Variance Request from Ethan Putney at 506 West 4th Avenue from Section 165.04 to allow a garage addition that will encompass more square

footage than the principal structure and will not meet the rear yard setback requirements.

Mettee presented the variance request and related staff report.

Whalen clarified that the addition would be less than five feet from the rear property line, as the plans submitted showed it would be approximately eight feet. Mettee confirmed that using measurements from Beacon, it would be less than five feet. Mr. Putney clarified that he got his measurement using a measuring wheel.

Soldwisch asked if this would be creating a second accessory structure or if it would be creating one larger structure. Mr. Putney answered that the addition would become a part of the existing garage, creating one larger structure.

Mitchell asked if there was a home located north of Mr. Putney's property and he clarified there was not, it was just yard. Whalen continued to ask how that parcel could be used in the future. Mettee answered that it couldn't be developed unless one of the existing property owners provided an easement for access to a developer, which is unlikely to happen. This parcel could also be purchased by one of the abutting property owners.

Whalen asked Mr. Putney if he was planning on finishing the addition to match the rest of the garage and house. Bash and Soldwisch also asked if he was planning on constructing to be one larger structure and not two that were paired together. Mr. Putney confirmed that he was, stating that when he was finished it would seem as if it were originally built as the one larger structure, and it will be painted to match the house.

There were no further questions.

Whalen made a motion to approve the variance with the contingency that it meet the 5' setback requirement.

Hoover seconded the motion.

Motion was passed by a unanimous vote.

- B. Consider Variance Request from James Bultman at 203 North Kenwood Boulevard from Section 165.04 to allow a third detached accessory structure on the property.

Mettee presented the variance request and related staff report.

Whalen confirmed that if the garage was connected to the house, it would be considered one structure. Mettee confirmed that was correct and that there was currently approximately 5' between them.

Whalen also asked Mr. Bultman how he planned to get back to the proposed structure. Mr. Bultman answered he would just use the yard.

Mitchell asked if you would be able to see the existing barn from the street once the new structure was built in front. Mr. Bultman answered probably not, but it would be a little offset as the barn will be a little closer to the property line than the new structure.

Mitchell asked if the finish of the new structure would be the same as the house. He said he is planning to match the color of the house, but the house is brick and he was planning on using tin with a wood floor. Bash commented, and Whalen concurred, that their concern was to make sure the structures looked like they belonged together. Mr. Bultman further explained that he will be using it as a utility shed. It will have a wood floor on a gravel pad with 6x6 runners. The outside facade would be tin of a color to match to house. He brought plans for the structure and shared them with the Board.

The Board discussed having the exterior be the same material as the existing garage in lieu of tin, acknowledging Mr. Bultman's concern would be possible extra expense. Mr. Bultman confirmed and added additional maintenance as well. Mr. Bultman asked if changing the location of the structure would make a difference. The Board asked about trees that would potentially screen the structure if moved. Mr. Bultman clarified there wouldn't really be any as he'd just removed several trees that were dying.

Bash stated that the Board's concern is not only that this would be a third accessory structure but that it should not look dissimilar to the other structures on the property. This structure would need to look like it belongs with the garage and the house. Whalen added, referring to the ordinance, that it must match the style and design of the principal structure.

Mr. Bultman asked that if he took the existing barn down, would he still need to match the exterior finish on the new structure. The Board confirmed this was correct. Whalen furthered that even in the garage was connected to the house, this would still be true. Mr. Bultman confirmed that he would need to use shingles and exterior to match the existing garage. The Board confirmed.

Whalen made a motion to approve the request with the condition that the structure needs to have a similar exterior finish as the existing garage.

Soldwisch seconded the motion.

Motion was passed by a unanimous vote.

6. Comments

There were no additional comments.

7. Adjourn

Soldwisch made a motion to adjourn.

Whalen seconded the motion.

Meeting was adjourned at 6:35 PM.