

INDIANOLA PLANNING AND ZONING COMMISSION
SPECIAL MEETING
MAY 15, 2018
6:00 P.M.

The meeting was called to order by Vice Chairperson Josh Rabe and on roll call the following members were present:

Al Farris
Ron Fridley
Becky Needles
Doug Opie
Josh Rabe
Sarah Ritchie
Misty Soldwisch

Also present: Marjorie Leeper, Barb Yearous, Chris Thompson of Cooper Crawford and Associates, Rich Parker, Mindi Robinson and Chuck Burgin.

The minutes of the May 8, 2018 meeting were approved on a motion made by Farris and seconded by Soldwisch. Question was called for and on voice vote Vice Chairperson Rabe declared the motion carried unanimously.

Consider the Preliminary Plat of Deer Creek Plat 2

Chuck provided the background stating the plat extends South L Court and South O Street of Deer Creek Plat 1 with 23 additional lots. The plat contains 24.58 acres. Chuck further explained that if the preliminary plat is approved, the motion should include a notation that a variance was granted in 2016 for approval of lots 2, 3, 19, 20 and 21 for exceeding the lot size depth requirement.

Marjorie Leeper of 1313 South L Court questioned the extension of South L Court and South O Street and how far north those streets would be extended. Chuck stated South L Court would end in a cul de sac and South O Street will dead end at the north property line.

Barb Yearous of 1301 South K Street shared concerns for the future of her bed and breakfast business with the zoning requirement that requires the future sale of her business to have notification to property owners within 200', soil erosion and old farm equipment that has been dumped on the property.

Chris Thompson of Cooper Crawford addressed the soil erosion control plans stating the IDNR has strict mandates which will require soil erosion including daily checks, silt fencing and silt socks.

Chuck stated that the Community Development department will work with the City Attorney to remove the bed and breakfast zoning requirement if the property were to

change hands. He further stated that the city now has soil erosion requirements that require erosion control measures for individual lot development.

Motion was made by Farris and seconded by Needles to approve the Preliminary Plat of Deer Creek Plat 2 including notation that a variance was granted in 2016 for approval of lots 2, 3, 19, 20 and 21 for exceeding the lot size depth requirement. Question was called for and on voice vote Vice Chairperson Rabe declared the motion carried.

Consider Final Plat of Deer Creek Plat 2

Chuck shared that if the final plat was to be approved the motion should include the following notes:

1. Location and dimension of public sidewalks are to be shown on the plat.
2. A note stating compliance with IDNR standards for soil erosion techniques will be met.
3. Flood areas should be shown as overland drainage easements.

Chris Thompson of Cooper Crawford is in agreement of the requested changes.

Farris questioned the use of outlots. Chuck stated the outlots within this plat are used to split the flood zone away from the building lot to eliminate the flood insurance requirements. The outlots in this plat include overland drainage easements which will restrict construction, fencing, etc. from being built upon the easement.

Motion was made by Opie and seconded by Fridley to approve the Final Plat of Deer Creek Plat 2 including notation that a variance was granted in 2016 for approval of lots 2, 3, 19, 20 and 21 for exceeding the lot size depth requirement. Question was called for and on voice vote Vice Chairperson Rabe declared the motion carried.

Consider the Preliminary Plat of Deer Creek Plat 3

Barb Yearous questioned who would be responsible for maintaining Outlot A of Deer Creek Plat 3. Chuck explained it would be Outlot A's property owner who would be responsible for the maintenance.

Chuck explained that a change needs to be made to the preliminary plat prior to Council approval that includes the new owner of Lot 35, Deer Creek Plat 1 (Tyler Till to Barbara J Yearous Rev Tst).

Motion was made by Soldwisch and seconded by Ritchie to approve the Preliminary Plat of Deer Creek Plat 3 including Chuck's recommendation that Outlot A property owner name be updated. Question was called for and on voice vote Vice Chairperson Rabe declared the motion carried.

Consider Final Plat of Deer Creek Plat 3

Chuck explained that the following changes need to be made to the plat prior to Council approval.

1. A note to be placed on the preliminary plat indicating Outlot A will be set aside for future development. This note should be added to this plat or combine ownership with lot 6.
2. All areas designated as flood plain should be identified as overland drainage easement.
3. Location and dimension of public sidewalks are to be shown on the plat.

Barbara Yearous questioned the potential purchase of Lot 6 and the outlot would she be required by the City to install sidewalk. Chuck stated that the Council would have to approve a resolution of necessity requiring sidewalk installation. Barbara Yearous also shared concerns regarding dust control from South K Street.

Marjorie Leeper also shared concerns regarding dust control and the removal of top soil during the excavation. Ms. Leeper also questioned the thoroughfare language being used to describe South K Street.

Chuck stated that the City has put forth more attention to the dust control measures along South K Street and will continue to do so. Chuck also explained that South K Street is termed a thoroughfare, much like Hillcrest Avenue and South 15th Street. He stated thoroughfares are outlining streets that bring people from the county into the city limits. The City has regulations regarding clearances for driveway accesses and intersections along thoroughfares.

Motion was made by Farris and seconded by Fridley to approve the Final Plat of Deer Creek Plat 3 including 1) A note to be placed on the preliminary plat indicating Outlot A will be set aside for future development. This note should be added to this plat or combine ownership with lot 6, 2) That all areas designated as flood plain should be identified as overland drainage easement and 3) Location and dimension of public sidewalks are to be shown on the plat. Question was called for and on voice vote Vice Chairperson Rabe declared the motion carried.

Meeting adjourned on a motion by Needles and seconded by Ritchie.

Josh Rabe, Vice Chairperson

Mindi Robinson