PLANNING AND ZONING COMMISSION MEETING
February 11, 2025
6:00 PM
City Council Chambers
Minutes

1. Call to Order

The meeting was called to order at 6:01 PM.

2. Roll Call

The following members were present: Sarah Ritchie (Zoom), Al Farris (Zoom), Carrie Woerdeman, Jake Vice, and Justin Noethe.

Members not present: Cortney Marmon, Misty Darling, Lin Stecker, and Rich Piper.

City staff present: Wade Wagoner, Bill Mettee, Tara Bosteder.

3. Agenda Approval

A. Approval of the February 11, 2025 agenda.

Vice made a motion to approve the agenda.
Noethe seconded the motion.
Motion was passed.

4. Minutes Approval

A. Approval of the January 14, 2025 meeting minutes.

Ritchie made a motion to approve the meeting minutes.
Vice seconded the motion.
Motion was passed.

5. Public Comment

No public comments.

6. New Business

A. Approval of a Rezoning related to a change from C-2 (Highway Commercial District) to PUD (Planned Unit Development) [Summercrest Hills North].

Mettee introduced the related staff report.

Lot 6 will be multi-family in nature but plans are not yet finalized. The developer is still working on the development of this area and will submit a PUD amendment once determined.

The request for the reduction of minimum open space is for each individual lot, reducing each one from 20% down to 15%. The outlot for detention does not factor into the open space calculations.

All runoff is constructed to go to the detention pond, so code requirements will be met for storage. All of these calculations will be addressed with the preliminary plat.

The detention pond will be a dry pond on the western portion, and a wet pond on the eastern portion. Outdoor patio space is planned to overlook a water feature.

A reduction of vehicle queuing spaces from 10 down to seven is shown. A concern about adequate parking and vehicle queuing spaces needs to be considered. Queuing exhibits will be required as part of the site plan review for each site.

Spillover parking is planned, and more parking is planned than what is required by code.

Lot 6, once developed, will have its own parking planned as well.

Denser multi-family units are planned. Up to 35 dwelling units per acre is proposed to allow flexibililty for a higher density development.

Retail building facades are going to follow the city's code. The athletic structures are going to be a streamlined type facility of metal structure. A site plan is currently being put together for the phase one building and will be submitted to city in the near future.

If this is approved, this commission will still review the preliminary plat, the final plats, and each individual site plan. This PUD just outlines what's going to be allowed in this area. If approved by this commission, this PUD would then go to City Council for approval, and then finally would be recorded with the county. Once it goes through those processes, it does become official and any modifications thereafter would require a PUD amendment. That PUD amendment would need to come before this commission.

Vice made a motion to approve this request as submitted.
Ritchie seconded the motion.
Motion was passed by unanimous vote.

B. Approval of a Rezoning related to a change from A-1 (Agricultural / Open Space District) to C-2 (Highway Commercial District) [Indianola Veterinary Clinic].

There were no comments or questions.

Farris made a motion to approve the rezoning request as submitted.
Vice seconded the motion.
Motion was passed by a unanimous vote.

C. Approval of a Plat of Survey for Indianola Veterinary Clinic.

There were no comments or questions.

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

7. Comments

A. Building Permit Report

January was a busy month with 19 single family dwelling permits.

B. Current Projects

Legal documents have been received for Kentucky Ridge Townhomes Plat 1. That will be recorded next week.

Mettee is working with a developer on a project north of town that's not annexed yet. More information on that will be forthcoming.

Kwik Star is moving along to start construction soon.

Another potential development is coming to Emerald Bay, and they are working on getting a new final plat submitted as they need extra space for their lots.

No further updates.

8. Adjourn

Noethe made a motion to adjourn the meeting.
Vice seconded the motion.
Meeting was adjourned at 6:37 pm.