PLANNING AND ZONING COMMISSION MEETING
March 25, 2025
6:00 PM
Indianola Wellness Campus Conference Room
Minutes

1. Call to Order

The meeting was called to order at 6:03 PM.

2. Roll Call

Members present: Al Farris, Carrie Woerdeman, Jake Vice, Justin Noethe, Rich Piper.

Staff members present: Bill Mettee, Tara Bosteder, Wade Wagoner, Jason Holder.

3. Agenda Approval

A. Approval of the March 25, 2025 agenda.

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

4. Minutes Approval

A. Approval of the March 11, 2025 meeting minutes.

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

5. Public Comment

There were no public comments.

6. New Business

A. Approval of a Preliminary Plat for Summercrest Hills North.

Bill Mettee, Senior Planner, introduced the request for approval of a preliminary plat, final plat and site plan for a commercial development, as requested by Monte Applegate with Snyder & Associates.

The property is located north of East Trail Ridge Avenue and east of North Jefferson Way and contains approximately 42.03 acres. The preliminary plat identifies 10 lots for commercial development and one lot for future residential development. The final plat identifies two lots for current development and three outlots for stormwater detention and future development. Lot 1 will be 2.91 acres and Lot 2 will be 1.58 acres.

The Development Agreement associated with this development calls for the extensions of East Willowcrest Avenue, North 6th Street and North 7th Street. The developer is responsible for North 6th and the City is responsible for the other two. The flag lot is requested because these streets are not constructed.

The subject parcel was recently rezoned from C-2 Highway Commercial District to PUD to allow for the construction of a retail and athletic facility development. This particular project revolves around an athletic facility that is 135' x 203', 27,540 square feet and 32-feet in height.

One access is currently proposed into the site via flag lot and an ingress-egress easement. A total of 105 parking spaces are required and the developer is providing 114 spaces including five accessible spaces. Pedestrian access will be provided into the overall site from existing and proposed sidewalks and trails.

Public utilities will be provided to the site. Storm water detention will be provided in an existing basin located south of the athletic facility. The pond is privately owned and maintained.

A minimum of 15% of the project area is required to be open space, with the total amount of open space proposed at 28.5%. Plantings are being provided throughout the site in compliance with the Landscape & Open Space Ordinance. The elevations of the buildings are proposed to be constructed primarily of Class 2 metal panels, Class 1 Brick Veneer and fenestration. The building is 32 feet in height. A photometric plan submitted for the site complies with the requirements of the Site Plan Ordinance. A sign package has not been evaluated at this time and will be reviewed separately.

All proposed easements have been indicated on the site plan. Private and public utility easements are provided across the site. Public ingress/egress easements are provided for access. There are no parkland dedication requirements at this time.

The proposed site plan is in general conformance with the Zoning Ordinance, Site Plan Ordinance, and Comprehensive Plan. Staff recommends approval subject to remaining staff comments and review of the legal documents.

The Commission asked several questions about the approved PUD narrative with building materials.

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

B. Approval of a Final Plat for Summercrest Hills North Plat 1.

Vice made a motion to approve the final plat as submitted.
Piper seconded the motion.
Motion was passed by a unanimous vote.

C. Approval of a Site Plan for Summercrest Hills North Athletic Facility – Phase 1.

Vice made a motion to approve the site plan as submitted.
Piper seconded the motion.
Motion was passed by a unanimous vote.

7. Comments

A. Current Projects

Staff did not have any updates for current projects.

8. Adjourn

Vice made a motion to adjourn.
Piper seconded the motion.
The meeting was adjourned at 6:29 PM.