



## CITY OF INDIANOLA BOARD OF ADJUSTMENT MEETING

June 4, 2025

6:00 PM

City Council Chambers

Minutes

### 1. Call to Order

The meeting was called to order at 6:00 pm.

### 2. Roll Call

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

All members present.

Staff members present: Bill Mettee, Tara Bosteder, Jacob Meshke.

### 3. Agenda Approval

A. Approval of the June 4, 2025 meeting agenda.

Soldwisch made a motion to approve the agenda.

Mitchell seconded the motion.

Motion was passed with a unanimous vote.

### 4. Minutes Approval

A. Approval of the February 19, 2025 meeting minutes.

Soldwisch made a motion to approve the meeting minutes.

Hoover seconded the motion.

Motion was passed with a unanimous vote.

### 5. New Business

A. Consider Special Use Permit from Deven Sapkota to operate a liquor store in a C-2 district at 1709 North Jefferson Way.

Mettee presented the permit request and related staff report.

There were no questions or comments.

Whalen made a motion to approve the permit as submitted.

Soldwisch seconded the motion.

Motion was passed with a unanimous vote.

B. Consider Variance Request from Pizza Ranch at 1709 North Jefferson Way from Section 165.10 to permit signage that exceeds the maximum allowable square footage.

Mettee presented the variance request and related staff report.

Pizza Ranch has opted to apply for this variance versus downsizing the signage to conform with the ordinance regulations.

Whalen made a motion to approve the request as submitted.

Mitchell seconded the motion.

Motion was passed with a unanimous vote.

- C. Consider Variance Request from Joseph and Kristi Kerner at 1008 North 7<sup>th</sup> Court to permit an addition that would not meet the required rear yard setbacks.

Mettee presented the variance request and related staff report.

The addition will match the existing house.

The property behind this house is zoned residential.

Mitchell made a motion to approve the request as submitted.

Soldwisch seconded the motion.

Motion was passed with a unanimous vote.

- D. Consider Special Use Permit from Tower North Development, LLC for a wireless telecommunications facility in the C-2 district at 1801 West 2<sup>nd</sup> Avenue.

Mettee presented the permit request and related staff report.

Alex Trueman, representing Tower North, explained that this project is being driven by the increased network demand in this area. He explained that the tower is engineered to withstand wind speeds of up to 110 miles per hour and is designed to collapse within itself. He said there has been zero evidence of any health risks or impacts from this tower. He continued that the Federal Communications Commission (FCC) issues licenses and regulates the frequencies used to prevent interference within frequencies. It is illegal for users to operate outside of what they've been licensed for through the FCC. He said the location selected for this tower was picked specifically by the radio frequency engineer at Verizon to limit the number of towers needed to support the area, but still able to communicate with the other nearby towers and enhance the network. He added that these towers run autonomously and there won't be any added traffic unless something breaks and a repair is required. At ground level, the tower is fenced in to prevent public access. Additionally, there is a cabinet situated on a poured concrete base.

Stan McAninch, community member, voiced his opposition to the tower and would like to see the location of the tower moved to outside of town.

Debbie Lawrence, property manager, spoke to the improvements that have been made to the property over recent years. She said they do take great care to try to create a view that is pleasant, including on the back side of the property. She stated they understand the need for tower, support the project, and are open to planting trees or shrubbery in the area to help improve the visual aspect. She added that the benefit of the increased coverage the tower

would provide would help make the surrounding commercial properties more attractive for new businesses.

Joe Bedwell, representing Indianola First Assembly of God, voiced his concerns about potential future problems with the wireless technologies that the church uses, such as receiver desensitization. Mr. Trueman responded that if the church would provide the technical specifications of the equipment they use, he said they could complete a non-interference evaluation. He added that the FCC still regulates frequencies even when there is equipment that isn't FCC licensed; for example, walkie-talkies might not be licensed, but they are still FCC regulated and the manufacturers are required to withhold by that and ensure that they don't operate within frequencies they aren't allowed in. He said anything that has a signal is regulated by the FCC in some manner.

The outlot adjacent to where the tower is going to be located is zoned commercial. If someone in the future wants to build there, they would need to submit a site plan and associated documents for review.

Whalen made a motion to approve the permit with the condition that a landscape buffer must be planted on the south side of the tower base.

Soldwisch seconded the motion.

Motion was passed with a unanimous vote.

## **6. Comments**

This meeting was Amy Mitchell's last Board of Adjustment meeting.

On July 9, 2025, there is a mandatory training event for all elected and appointed officials. Further information will be sent to those who are required to attend.

Jacob Meshke, new city manager, was introduced to the Board.

## **7. Adjourn**

Mitchell made a motion to adjourn the meeting.

Hoover seconded the motion.

The meeting was adjourned at 6:54 pm.