

INDIANOLA PLANNING AND ZONING COMMISSION
REGULAR MEETING
JUNE 9, 2015
6:00 P.M.

The meeting was called to order by Chairperson Doug Opie and on roll call the following members were present:

Mary Donaghy
Al Farris
Joe Gezel
Cindy Johnson
Doug Opie
Josh Rabe
Misty Soldwisch

Also present: Doug Saltgaver of ERG, Terry Davis, Mindi Robinson and Chuck Burgin.

The minutes of the May 12, 2015 meeting were approved on a motion made by Donaghy and seconded by Gezel. Question was called for and on voice vote Chairperson Opie declared the motion carried unanimously.

Consider Preliminary Plat of Deer Run Plat 7.

Chuck summarized the request stating the area was originally approved as Deer Run Plat 3 in 2004 and is a continuation of the Y Street corridor. The plat consists of six new lots to be developed as single family dwellings, containing 7.93 acres.

Chuck further stated Doug Saltgaver with ERG has agreed to complete the recommended changes prior to City Council action which are as follows:

1. Note 2 on the plat indicates South Y Street as 60' right-of-way. The plat's west boundary line indicates a wider right-of-way.
2. Note 6 on the plat indicates sidewalks to be offset 1' inside right-of-way line, again right-of-way line needs additional clarification.
3. Subject to rezoning of lots five, six and a portion of lot four.

Motion was made by Farris and seconded by Rabe to approve the preliminary plat of Deer Run Plat 7 with the recommendations made by staff. Question was called for and on voice vote Chairperson Opie declared the motion carried unanimously.

Consider request from Terry Davis DBA Country Propane - Heating - Cooling to amend C-2 (Highway Commercial) zoning allowing the use of bulk storage and sale of propane.

Chuck reviewed the City Attorney's opinion and the Fire Chief's recommendation with the Commission. The attorney's written opinion recommends that the Commission

amend C-2 zoning to specifically include gas stations as a permitted principal use. The second recommendation is to amend C-2, M-1 and M-2 zoning classifications to allow propane tank fill stations. This action allows Mr. Davis to fill camper and gas grill tanks at his new location and to make Farm Service compliant.

The last issue is the bulk storage and sale of propane. Mr. Davis has requested the placement of an 18,000 gallon tank on his property to allow for home heating usage and walk in customers needing individual tank refills. Chuck stated the issue is a zoning issue, as propane is generally found to be allowable in an M-2 zoning classification with a Board of Adjustment special use permit.

Mr. Davis stated he is asking to allow for bulk storage in a C-2 zoning classification, as he would like to fill automobiles in addition to the other services he currently provides. He would ideally like a 12,000 to 18,000 bulk storage tank in order to operate this portion of the business. Mr. Davis further stated he could place a 1,000 gallon tank at the front of his business and an 18,000 gallon storage tank behind his business. Davis further explained the safety concerns are minimal and happen daily throughout the city of Indianola.

Commission discussed the rezoning the property to industrial, the need for a minimum size limitation on bulk storage, distance from storage tanks to other structures, other bulk storage tanks existing in the city and other fuel tanks throughout the city.

Motion was made by Farris and seconded by Johnson to table the request from Terry Davis DBA Country Propane - Heating - Cooling to amend C-2 (Highway Commercial) zoning allowing the use of bulk storage and sale of propane until more information is provided regarding reasonable size for bulk storage tanks, limitations on distance from other structures and Board of Adjustment options. Question was called for and on voice vote Chairperson Opie declared the motion carried unanimously.

Meeting adjourned on a motion by Rabe and seconded by Gezel.

Doug Opie, Chairperson

Mindi Robinson