

INDIANOLA PLANNING AND ZONING COMMISSION
REGULAR MEETING
JUNE 12, 2018
6:00 P.M.

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

Joe Butler
Al Farris
Ron Fridley
Becky Needles
Bob Ormsby
Josh Rabe
Misty Soldwisch

Also present: Richard and Joyce Bethards, Karen Croat, Jake Doering, Barb Yearous, Mindi Robinson and Rich Parker.

The minutes of the May 15, 2018 meeting were approved on a motion made by Needles and seconded by Farris. Question was called for and on voice vote Chairperson Butler declared the motion carried unanimously.

Consider Request from Jake Doering to Rezone Lot 21, Quail Meadows Plat 1 from M-1 (Limited Industrial) to R-3 (Mixed Residential)

Rich provided the background of Quail Meadows Plat 1 stating the Final Plat was approved by both Planning and Zoning and City Council in 2004. The Final Plat of Quail Meadows showed two industrial lots, Lots 20 and 21, with the remaining lots zoned as mixed residential. Rich further explained that the rezoning request from M-1 to R-3 establishes an ideal buffer between industrial zoning and the single family dwellings within Quail Meadows.

Rich indicated that if the rezoning was approved the 60' wide landscape buffer along the west and north property lines of Lot 21 would not be required. However, a buffer yard from the Site Plan ordinance would be required once the complex exceeds four off street parking stalls.

Richard Bethards of 2002 North 9th Street questioned whether the berm along the west side of the lot could be removed. He shared concerns about the water going into his property. Butler explained that the berm could be removed but the developer is required to provide stormwater review and meet the City's requirements for stormwater and detention.

Karen Croat of 2104 North 9th Street questioned why the rezoning request was for R-3 zoning. Rich explained that R-3 zoning allows for multi-family dwellings which is what the developer plans to construct. Butler also explained that R-3 zoning would be a

continuous zoning extension from the Quail Meadows subdivision. Ms. Croat also shared concerns regarding water in her yard.

Motion was made by Farris and seconded by Soldwisch to approve the request from Jake Doering to rezone Lot 21, Quail Meadows Plat 1 from M-1 (Limited Industrial) to R-3 (Mixed Residential), including updating the Future Land Use Map of the Comprehensive Plan. Question was called for and on voice vote Chairperson Butler declared the motion carried unanimously.

Consider Request from Barbara Yearous to Amend R-1 (Single Family Residential) Zoning 165.09 #4 Special Exception Uses and Structures

Rich provided the background of the request stating Barbara Yearous has concerns that when it is time to sell her property that R-1 zoning requires Board of Adjustment approval for Bed and Breakfast establishments if there is a change of titleholder. Rich further explained that this is the only special use that requires Board of Adjustment to review for change of titleholder.

Commission discussed why the requirement was approved in 2014.

Motion was made by Ormsby and seconded by Rabe to amend the municipal code of the City of Indianola, Iowa, Chapter 165, Zoning Regulations for bed and breakfast special exception use. Question was called for and on voice vote Chairperson Butler declared the motion carried unanimously.

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

Joe Butler, Chairperson

Mindi Robinson