



CITY OF INDIANOLA BOARD OF ADJUSTMENT MEETING

September 3, 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: Rene Soldwisch, Lee Bash, Deidre Hoover.

Members not present: Jane Whalen.

Staff members present: Bill Mettee, Tim Little, Tara Bosteder.

3. Agenda Approval

A. Approval of the September 3, 2025 agenda.

Soldwisch made a motion to approve the agenda.

Hoover seconded the motion.

Motion was passed with a unanimous vote.

4. Minutes Approval

A. Approval of the July 2, 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 Variance Request from Randy and Sue Edwards at 800 and 802 East Trail Ridge Place to permit an accessory structure on a lot with no principal structure.

Mettee presented the variance request and related staff report.

The applicants do not plan on having the abstract updated to include both lots so that each lot may be sold individually in the future.

The structure will be built off site and in a way that it will be movable in the future if desired.

Soldwisch made a motion to approve the variance request as submitted.

Hoover seconded the motion.

Motion was passed with a unanimous vote.

- B. Consider Variance Request from IVC Properties, LLC at 2201 North Jefferson Way to permit placement of a shipping container in the C-2 district that doesn't adhere to building design standards.

Mettee presented the variance request and related staff report.

Little provided that the structure was elected considering its non-combustible life safety standpoint. He also added that it's already in place behind some screening in the form of evergreens, with more screening planned in the near future.

Hoover made a motion to approve the variance request as submitted.

Soldwisch seconded the motion.

Motion was passed with a unanimous vote.

- C. Consider Variance Request from 1306 North 9th Street to permit an accessory structure that would not meet required setbacks.

Mettee presented the variance request and related staff report.

No pool house will be constructed. The pool heater will be located outside next to the exterior wall of the house.

Soldwisch made a motion to approve the variance request as submitted.

Hoover seconded the motion.

Motion was passed with a unanimous vote.

- D. Consider Variance Request from Gary and Lynn Ripperger at 1208 South H Street to permit construction of a secondary gravel driveway.

Mettee presented the variance request and related staff report.

Soldwisch made a motion to approve the variance request as submitted.

Hoover seconded the motion.

Motion was passed with a unanimous vote.

- E. Consider Request from Spirit Holdings Company at 112 East Detroit Avenue that the Board of Adjustment make a rule or make findings that changing from one nonconforming use of a structure to another is equally appropriate.

Mettee presented the request and related staff report.

Applicant Mack Rankin spoke and confirmed they are looking to utilize the building as it is now for Indianola IV & Wellness and a charcuterie business. He included that their initial agreement with Simpson on this property is for 5 years, with the hope that in the future they'd be able to work out a purchase with them.

Hoover made a motion to approve the request as submitted.

Soldwisch seconded the motion.

Motion was passed with a unanimous vote.

6. Comments

There were no comments.

7. Adjourn

Soldwisch made a motion to adjourn the meeting.

Hoover seconded the motion.

The meeting was adjourned at 6:32 PM.