

INDIANOLA PLANNING AND ZONING COMMISSION
REGULAR MEETING
JUNE 13, 2017
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
Doug Opie
Bob Ormsby
Josh Rabe
Sarah Ritchie

Also present: Sharon Hulen, Roger and Irene Case, Marcia Hoch, Holly Watters, Bill Hulen Jr. and Heather Hulen, Karey Bishop, Kevin Mayer, Betsy Freese, Jake Doering, Mindi Robinson and Rich Parker.

The minutes of the May 23, 2017 meeting were approved on a motion made by Rabe and seconded by Fridley. Question was called for and on voice vote Chairperson Butler declared the motion carried unanimously.

Consider request from Sharon Hulen to rezone the 400 – 500 Block of East Hillcrest Avenue and the 1700 Block of North Jefferson Way from A-1 (Agriculture) to C-2 (Highway Commercial).

Mindi explained the original request from Sharon Hulen was amended to include only the commercial area outlined in the Commission packet map 2. Chuck's memo explained there is an issue with the east property line between the Hulen and Freese property. The issue may be resolved and an additional rezoning request could be brought before the Commission next month.

The current request consists of .77 acres along Highway 65-69 and 7.86 acres with East Hillcrest Avenue frontage. The Future Land Use Map of the 2011 Comprehensive Plan is needed. The area requested for C-2 zoning is considered an extension of the current C-2 zoning development and can be serviced by existing sanitary sewer and water mains. The C-2 classification can be considered the highest and best use for development. Chuck recommended approval.

Motion was made by Farris and seconded by Fridley to rezone the 400 - 500 Block of East Hillcrest Avenue and the 1700 Block of North Jefferson Way, as reflected in the updated current request map, from A-1 to C-2. Question was called for and on voice vote Chairperson Butler declared the motion carried.

Consider request from Jake Doering, DBA Doering Properties LLC, to rezone Lot #5 except the North 110' of Leonard Subdivision Plat #2, locally known as the 400 Block of South Spruce Street from C-2 (Highway Commercial) to R-3 (Mixed Residential) with a condition.

Mindi explained Jake Doering wishes to rezone Lot 5 except the North 110' of Leonard Subdivision Plat 2 to construct additional townhomes. The area requested consists of approximately 1.02 acres located at the northwest corner of South Spruce Street and Highway 92. Mr. Doering has set a condition on the rezoning that only single story multi-family townhomes be constructed. The Future Land Use Map of the 2011 Comprehensive Plan indicates the areas as medium residential. Mindi spoke with Tom Comfort, Spruce Street Homeowners Association President, and the association is in favor of the request so long as the condition is met.

Jake Doering explained that he has had a conversation with Tom Comfort regarding joining the existing homeowner's association. Maria Hoch, homeowner association secretary, spoke in favor of the rezoning request.

Commission discussed whether architectural design criteria would have to be met. Parker confirmed it would be required unless Mr. Doering was approved for an alternate method of approval on the design criteria.

Motion was made by Opie and seconded by Rabe to approve the request from Jake Doering to rezone Lot #5 except the North 110' of Leonard Subdivision Plat # 2, locally known as the 400 Block of South Spruce Street from C-2 (Highway Commercial) to R-3 (Mixed Residential) with the condition that only single story townhomes be constructed. Question was called for and on voice vote Chairperson Butler declared the motion carried.

Other Business:

Mindi informed Commission that one site plan review for firework sales has been submitted and approved by the City.

Farris requested Commission discuss adding a fiber optics installation requirement in new developments in the subdivision ordinance at an upcoming meeting.

Farris requested Commission discuss the potential to rezone some of the areas classified as M-1 being changed to C-2 along the highway corridors and near residential areas at an upcoming meeting.

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

Joe Butler, Chairperson

Mindi Robinson