



PLANNING AND ZONING COMMISSION MEETING

September 23, 2025

6:00 PM

City Council Chambers

Minutes

1. Call to Order

The meeting was called to order at 6:01 PM.

2. Roll Call

Members present: Sarah Ritchie, Al Farris, Carrie Woerdeman, Lin Stecker, Jake Vice, Justin Noethe, Rich Piper.

Members not present: Cortney Marmon, Misty Darling.

Staff present: Bryce Johnson, Bill Mettee, Tara Bosteder.

3. Agenda Approval

A. Approval of the September 23, 2025 agenda.

Farris made a motion to approve the agenda.

Ritchie seconded the motion.

Motion was passed with a unanimous vote.

4. Minutes Approval

A. Approval of the July 22, 2025 meeting minutes.

Ritchie made a motion to approve the meeting minutes.

Vice seconded the motion.

Motion was passed with a unanimous vote.

5. Public Comment

There were no public comments.

6. New Business

A. Public hearing to approve an ordinance to amend Chapter 165, Zoning Regulations, by amending Chapter 165.02, Procedures, Amendment and Enforcement.

Mettee presented the ordinance amendment and related staff report.

Farris made a motion to approve the amendment as presented.

Ritchie seconded the motion.

Motion was passed with a unanimous vote.

- B. Approval of a Rezoning related to a change from R-2 [Single-Family Residential Attached District] and C-2 [Highway Commercial District] to R-2 [Single-Family Residential Attached District] [Spruce Street Townhomes].

Mettee presented the rezoning request and related staff report.

Tom Comfort, vice president of the West Pines Townhome Association, spoke in favor of the proposed townhomes. He asked for clarification on the number of units. There will be three buildings and six total units.

Eric Cannon, representing Snyder and Associates, further provided that the townhomes will be very similar to the ones across the street.

He also added that the units will be for sale, but he is unsure if these homes will be included in an association.

Stecker made a motion to approve the rezoning request as presented.

Vice seconded the motion.

Motion was passed with a unanimous vote.

- C. Approval of an amendment to the Elevate Indianola Comprehensive Plan related to a Future Land Use change from Low to Medium-Density Residential and Regional Mixed Use to Low to Medium-Density Residential [Spruce Street Townhomes].

Mettee presented the amendment request and related staff report.

Farris made a motion to approve the amendment as presented.

Stecker seconded the motion.

Motion was passed with a unanimous vote.

- D. Approval of a Preliminary Plat for Pickard Estates.

Mettee presented the preliminary plat and related staff report.

Eric Cannon, representing Snyder and Associates, addressed some questions regarding plat access. The only access to this plat that is currently approved by the Iowa Department of Transportation (IDOT) will be via 20th Street; turning left off 20th Street will access Commerce Park and turning right off 20th Street will access Pickard Estates. Upon conclusion of a corridor study currently in progress by IDOT, there could potentially be additional access added. Until then, there is a moratorium on any more permits. Additionally, in the future, Pickard Way will extend into the adjacent property.

He also clarified that the shortening to the 150-foot spacing near the T intersections does not create any fire access issues or life safety issues and that there are stop conditions at both intersections. Mettee included that the purpose of the 300-foot spacing requirement in the ordinance is to avoid left-turn conflicts.

Cannon also answered several questions from the commission.

The first one regarding Outlot X. This plat has its own outlot for stormwater detention and the wooded area will be left as is. Commission member Farris asked about the design of the detention areas as this area has experienced water drainage issues in the past. Cannon

explained that the stormwater detentions from both Pickard Estates and Pickard Commerce Park will collect water coming off the ravine from those fields and put it into a wet pond with a slow release, therefore, reducing the flash flooding events.

He confirmed that the trail along Highway 92 will continue across this plat.

And he explained that the townhome unit street will be private and the rest will be public.

Mettee clarified that the parkland requirement of 2.19 acres could be satisfied with a fee in lieu of or a mixture of the two.

Stecker made a motion to approve the preliminary plat as presented.

Ritchie seconded the motion.

Motion was passed with a unanimous vote.

E. Approval of a Plat of Survey for Parcel 25-072.

Mettee presented the plat of survey and related staff report.

Minimum area requirement to parcel off land within the city is 7200 square feet and this parcel is much larger than that requirement. There is no maximum size restriction.

Vice made a motion to approve the plat of survey as presented.

Farris seconded the motion.

Motion was passed with a unanimous vote.

7. Comments

A. Building Permit Report

There were no comments.

B. Current Projects

The Kentucky Ridge development is currently on pause while a traffic signal resolution is being achieved.

The Schoolyard Development has resumed development; their site plan didn't expire so what was previously approved still stands as they hadn't applied for a building permit until recently. Now that they have a building permit, if that expires, then the site plan would expire and they'd have to recomplete the process.

There were no other comments on any current projects.

Bryce Johnson, the new Director of Community and Economic Development, introduced himself and encouraged commission members to let him know if there were any questions or concerns they'd like to discuss regarding the City of Indianola.

8. Adjourn

Vice made a motion to adjourn.

Ritchie seconded the motion.

The meeting was adjourned at 6:37 PM.