



PLANNING AND ZONING COMMISSION MEETING

October 28, 2025

6:00 PM

City Council Chambers

Agenda

- 1. Call to Order**
- 2. Roll Call**
- 3. Agenda Approval**
 - A. Approval of the October 28, 2025 agenda.
- 4. Minutes Approval**
 - A. Approval of the September 23, 2025 meeting minutes.
- 5. Public Comment**
- 6. New Business**
 - A. Approval of a Plat of Survey for Parcel 25-035.
- 7. Comments**
 - A. Building Permit Report
 - B. Current Projects
- 8. Adjourn**



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.

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Herschel Parts Company	Industrial	M-2 (General Industrial District)
North	Herschel Parts Company	Industrial	M-2 (General Industrial District)
South	IMU Facility	Industrial	M-2 (General Industrial District)
East	General Industrial Uses	Industrial	M-2 (General Industrial District)
West	Lincoln Ridge Townhomes	Community Mixed Use	R-2 (Single-Family Residential Attached District)

PROJECT DESCRIPTION AND BACKGROUND

The plat of survey identifies the creation of one lot that has a gross area of 4.32 acres. The parcel is currently addressed as 1301 North 14th Street. The proposed parcel occupies approximately the southern ¼ of the current lot. The applicant wishes to create the parcel for potential future development. The plat of survey satisfies the transfer of ownership. Any future development will require a final plat and site plan to be submitted, reviewed and brought to the Planning & Zoning Commission for their review and recommendation.

The parcel is within the city limits of Indianola. The Elevate Indianola Comprehensive Plan identifies this area for Industrial, which is defined as:

- *Office / Warehouse Buildings*
- *Manufacturing and Other Industrial Uses*
- *Accessory / Support Uses, such as Restaurants only to serve the adjacent Office Park*
- *Outdoor Storage or Operations must be screened from public rights-of-way and adjacent properties*
- *Parks, Open Space and Trails*

Due to the parcel's location within the City of Indianola corporate limits and it's Industrial zoning, review by Planning & Zoning Commission and City Council is warranted.

STAFF RECOMMENDATION

The proposed plat of survey is in general conformance with the Zoning Ordinance, Subdivision Ordinance and Comprehensive Plan. Staff recommends approval of the plat of survey for Parcel 25-035.

Index Legend	
Location:	City of Indianola, Warren County
Parcel ID:	48870190281
Description:	Part of the W1/2 NE1/4 SE1/4 in Sec 19-T76N-R23W
Proprietor:	Herschel Parts Propco Inc 1301 N 14th Street, Indianola, IA 50125
Surveyor:	Matthew J. Thomas
Company:	Veenstra & Kimm, Inc.
Return to:	6775 Vista Drive West Des Moines, IA 50266 (515) 225-8000

PLAT OF SURVEY - PARCEL "25-035"

A PART OF W1/2 NE1/4 SE1/4 IN SECTION 19-T76N-R23W

FIELD SURVEY COMPLETED:
June 5, 2025

SURVEY NOTES:

- 1) THE INTENT OF THIS PLAT OF SURVEY OF PARCEL "25-035" IS TO PARCEL OFF A PORTION OF THE W1/2 NE1/4 SE1/4 OF SECTION 19-T76N-R23W.TO SELL TO PEAK HOMES LLC FOR ADDITIONAL PARKING.
- 2) THE PROPOSED "PRIVATE" DETENTION BASIN AND EASEMENT IS TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
- 3) THE PROPOSED "PRIVATE" FIRE PROTECTION WATER MAIN AND EASEMENT IS TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.

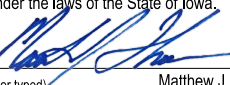
PROPERTY DESCRIPTION: PARCEL "25-035"

A parcel of land located in and forming a part of the West Half of the Northeast Quarter of the Southeast Quarter of Section 19, Township 76 North, Range 23 West of the 5th P.M., City of Indianola, Warren County, Iowa, more particularly described as follows:

Beginning at the Northeast Corner of LOT 2 in INDIANOLA INDUSTRIAL PARK, an Official Plat, now included in and forming a part of the City of Indianola, Warren County, Iowa; thence North 88°04'28" West along the North Line of said LOT 2, a distance of 644.40 feet to the Northwest Corner of said LOT 2; thence North 00°12'26" East along the West Line of the Northeast Quarter of the Southeast Quarter of said Section 19, a distance of 2854.44 feet; thence South 89°29'32" East, a distance of 643.38 feet to a point on the West Right-of-Way Line of North 14th Street; thence South 00°04'00" West along the West Right-of-Way Line of North 14th Street, a distance of 300.39 feet to the Point of Beginning, containing 4.32 Acres (188,235 Square Feet), subject to all easements, restrictions and covenants of record.



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Signature:  Date: 09/10/2025

Name: (Printed or typed) Matthew J. Thomas

License Number: 19968

My license renewal date is December 31, 2025.

Pages or sheets covered by this seal: 1 - 2

DATE	REVISIONS	SCALE	1" = 200'		HERSCHEL PARTS PROPCO INC PLAT OF SURVEY - PARCEL "25-035"	PLAT OF SURVEY - PARCEL "25-035" A PART OF W1/2 NE1/4 SE1/4 SECTION19-T76N-R23W	SHEET NO.
		DRAWN	MJT				1
		CHECKED	MJT				1 OF 2
		APPROVED	MJT				PROJECT 389283
		DATE	08/20/2025				
		ISSUED FOR	Herschel Parts				

PERMANENT "PRIVATE" WATER SERVICE EASEMENT

Preparer Information:

Veenstra and Kimm, Inc
Matthew J. Thomas
6775 Vista Drive
West Des Moines, Iowa 50266
(515) 225-8000

Taxpayer Information:

Peak Homes, LLC
12995 80th Avenue
Indianola, Iowa 50125

Return Document To:

Herschel Parts Propco, Inc
1301 N 14th Street
Indianola, Iowa 50125

Grantor:

Peak Homes, LLC

Grantee:

Herschel Parts Propco, Inc

Legal Description:

See Exhibit "A".

Document or instrument number of previously recorded documents:

N/A

PERMANENT "PRIVATE" WATER SERVICE EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS:

That PEAK HOMES, L.L.C., an Iowa limited liability company (hereinafter called "Grantor") in consideration of the sum of One Dollar (\$1.00) to be paid by Herschel Parts Propco Inc., and other good and valuable consideration, the receipt of which is hereby acknowledged by the Grantor, does hereby grant and convey unto the HERSCHEL PARTS PROPCO, INC, a private corporation (hereinafter called "Grantee"), perpetual easements for an existing private water service as, from time to time, determined by the Grantee over, under, through and across the following described real estate situated in the City of Indianola, Warren County, Iowa to wit:

Permanent Easement Description from attached EXHIBIT "A":

A part of PARCEL "25-035" in part of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 19, Township 79 North, Range 23 West of the 5th P.M., Warren County Iowa, as shown on the Plat of Survey recorded in Instrument #: _____ in the Office of the Warren County Recorder, more particularly described as follows:

Commencing at the Southwest Corner of said PARCEL "25-035"; thence South 88°04'28" East along the South Line of said PARCEL, 292.92 feet; thence North 00°04'00" East, 19.67 feet to the Point of Beginning, also being a point on the South Line of an Existing 30 foot wide Water Main Easement as filed on February 25, 1987 and recorded in Book 57 Page 448; thence continuing North 00°04'00" East, 272.02 feet to a point on the North Line of said PARCEL; thence South 89°29'32" East along said North Line, 20.00 feet; thence South 00°04'00" West, 272.52 feet to a point on the South Line of said PARCEL "25-035"; thence North 88°04'28" West along said South Line, 20.01 feet to the Point of Beginning, containing 4,554 Square Feet.

(hereinafter called "Easement Area") for the purpose of construction, reconstructing, repairing, enlarging, maintaining, accessing, and operating related facilities, water system infrastructure, piping and any appurtenances related thereto together with all appurtenances thereto, both above and below ground, under, over, through and across said Easement Area, which may include but not be limited to, improvements, fixtures, equipment, piping, supply lines, discharge lines and other appurtenances constructed, installed or otherwise located associated with a water system infrastructure.

This Easement shall be subject to the following terms and conditions:

1. ERECTION OF STRUCTURES PROHIBITED. Grantor shall not erect any structure over or within the Easement Area without obtaining the prior written consent of the Grantee.
2. CHANGE OF GRADE AND CONFLICTING EASEMENTS PROHIBITED. Grantor shall not change the grade, elevation or contour of any part of the Easement Area without prior or written consent of the Grantee. Grantor shall not grant or convey easements to other entities or individuals, both above and below ground, under, over, through and across the Easement Area without obtaining the prior written consent of the Grantee, such consent not to be unreasonably withheld, conditioned or delayed.
3. RIGHT OF ACCESS. Grantee shall have the right to access to the Easement Area and have all rights of ingress and egress within the Easement Area reasonably necessary for the use and enjoyment of the Easement Area as herein described, including, but not limited to the right to remove any unauthorized obstructions or structures placed or erected on the Easement Area.

4. DUTY TO REPAIR AND MAINTAIN. Grantee agrees that any drain tile, drive, or accessway, fence, yard, or other improvements which may be damaged as a result of any entry made through an exercise by the Grantee of its right of access shall be repaired at no expense to Grantor. The Grantee shall be responsible for maintenance of the Easement Area in good order and repair, including but not limited to all existing landscaping, exclusive access drives, exclusive parking areas, and fencing constructed by Grantee (or any previous holder of easement rights within the Easement Area) therein. For the avoidance of doubt, the Grantee shall be solely responsible for all costs to construct and maintain any facilities required for its permitted use of the Easement Area, including but not limited to any paved areas for exclusive vehicular parking and access, except to the extent any such damage or disrepair to the same is caused by the negligence of Grantor, its employee, agents, or invitees.
5. PERMANENT EASEMENT RUNS WITH LAND. This Easement Area shall be deemed to run with the land, shall benefit the Grantee and Grantees' successor and assigns; and shall be binding on Grantors and on Grantors' successor and assigns.
6. WARRANTY OF TITLE. Grantor does hereby covenant with the Grantee that Grantors hold the Easement Area by title in fee simple; that Grantors have good and lawful authority to convey the same; and that Grantors covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever.
7. ORGANIZATION AND AUTHORITY. Grantor is an Iowa corporation duly incorporated, validly existing and in good standing under the laws of the State of Iowa. Grantor has all requisite power and authority to enter into this Permanent Easement.
8. RESERVED.
9. RESERVED.
10. INTENTION OF USE OF WORDS AND PHRASES. Words and phrases used herein including acknowledgment hereof, shall be constructed as in the singular or plural number, and as masculine or feminine gender, according to context.
11. ASSIGNMENT. The Grantee may assign the rights granted to it pursuant to this Permanent Easement (or any portion thereof) to any other third-party whatsoever, provided, however, that the use of the Easement Area will be solely for the purposes and subject to all terms and conditions set forth herein, and the Grantee shall remain jointly and severally liable for the performance of this Permanent Easement in the event of any assignment of less than all of the rights granted pursuant to this Permanent Easement. Upon any such assignment of all of the rights granted pursuant to this Permanent Easement, the assignee shall assume the obligations hereunder for the rights assigned, and the Grantee, as assignor, shall be released of such obligations and responsibilities related to the rights assigned.

FILE PATH: Thursday, September 11, 2025 2:17:13 PM

EASEMENT DRAWING

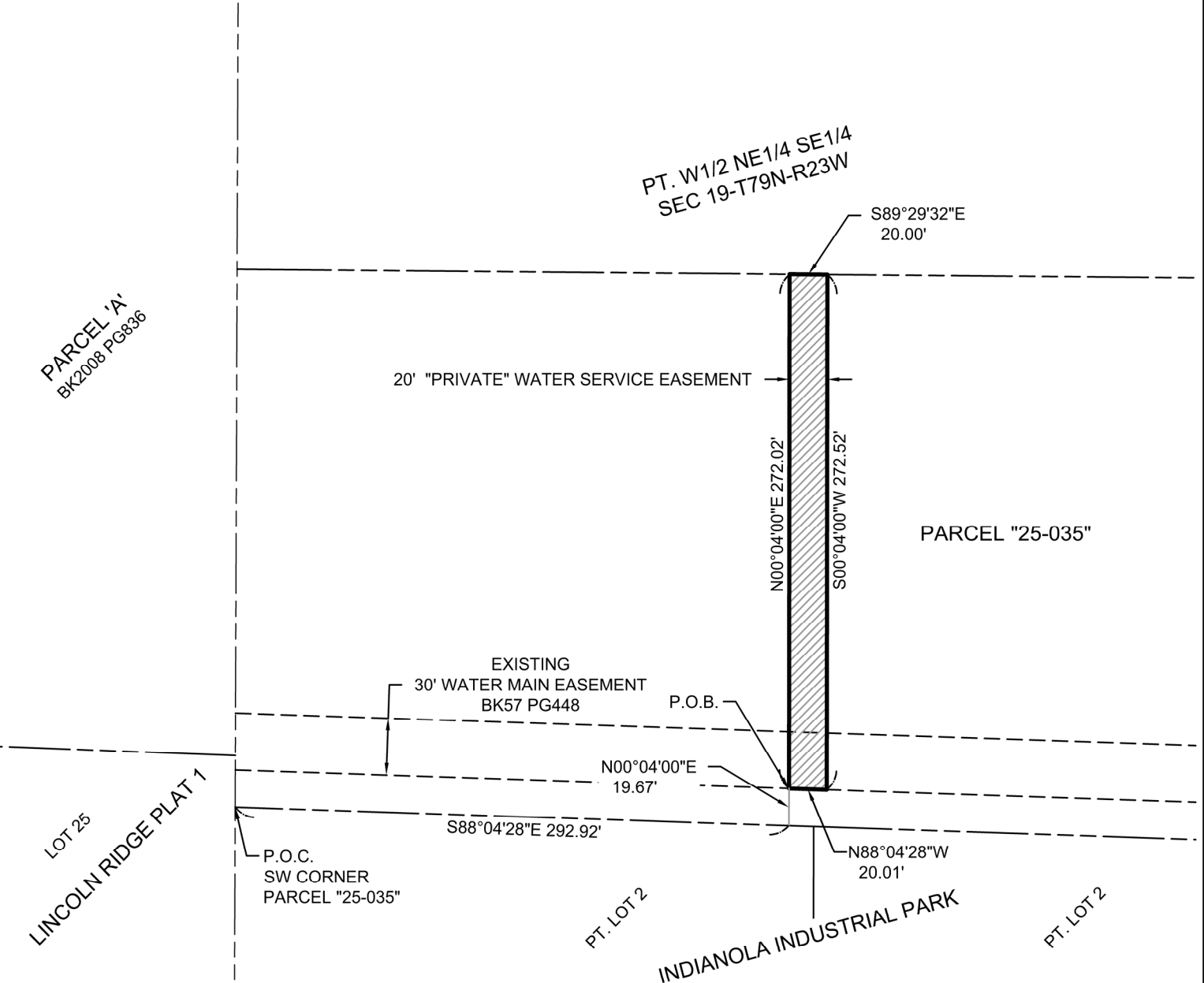
EXHIBIT "A"

PROPERTY OWNER:

PEAK HOMES, LLC
12995 80th AVENUE
INDIANOLA, IOWA 50125

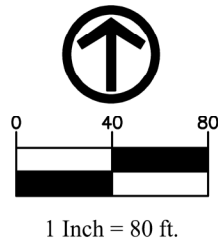
EASEMENT FOR:

HERSCHEL PARTS PROPCO, INC.
1301 N 14th STREET
INDIANOLA, IOWA 50125



LEGEND

- SECTION LINE
- PROPERTY LINE
- EASEMENT AREA 4,554 SQ.FT. (0.10 AC)



SCALE	AS NOTED
DRAWN	T. PAUL
CHECKED	M. THOMAS
APPROVED	M. THOMAS
DATE	2025-09-10
ISSUED FOR	HERSCHEL



"PRIVATE" WATER SERVICE EASEMENT
IN PARCEL "25-035" - CITY OF INDIANOLA, WARREN COUNTY
PART OF W1/2 NE1/4 SE1/4 IN SECTION 19-T76N-R23W

SHEET NO.	1 OF 1
PROJECT	389282

Grantor's Name (please print)

Additional Grantor's Name (please print)

Grantor's Signature

Additional Grantor's Signature

STATE OF IOWA)
) SS
COUNTY OF)

Notary Public

Subscribed in my presence and sworn to before me by the said _____;
this instrument was acknowledged before me, this ____ day of _____, 2025.

EASEMENT FOR “PRIVATE” DETENTION BASIN

Preparer Information:

Veenstra and Kimm, Inc
Matthew J. Thomas
6775 Vista Drive
West Des Moines, Iowa 50266
(515) 225-8000

Taxpayer Information:

Peak Homes, LLC
12995 80th Avenue
Indianola, Iowa 50125

Return Document To:

Herschel Parts Propco, Inc
1301 N 14th Street
Indianola, Iowa 50125

Grantor:

Peak Homes, LLC

Grantee:

Herschel Parts Propco, Inc

Legal Description:

See Exhibit "A".

Document or instrument number of previously recorded documents:

N/A

EASEMENT FOR "PRIVATE" DETENTION BASIN

KNOW ALL PERSONS BY THESE PRESENTS:

That PEAK HOMES, L.L.C., an Iowa limited liability company (hereinafter called "Grantor") in consideration of the sum of One Dollar (\$1.00) to be paid by Herschel Parts Propco Inc., and other good and valuable consideration, the receipt of which is hereby acknowledged by the Grantor, does hereby grant and convey unto the HERSCHEL PARTS PROPCO, INC, a private corporation (hereinafter called "Grantee"), perpetual easements for storm water detention basin as, from time to time, determined by the Grantee over, under, through and across the following described real estate:

Permanent Easement Description from attached EXHIBIT "A":

A part of PARCEL "25-035" in part of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 19, Township 79 North, Range 23 West of the 5th P.M., Warren County Iowa, as shown on the Plat of Survey recorded in Instrument #: _____ in the Office of the Warren County Recorder, more particularly described as follows:

Beginning at the Southwest Corner of said PARCEL "25-035"; thence North 00°12'26" East along the West Line of said PARCEL "25-035", a distance of 284.44 feet to the Northwest Corner of said PARCEL "25-035"; thence South 89°29'32" East along the North Line of said PARCEL "25-035", a distance of 389.13 feet; thence South 68°05'52" West, 55.30 feet; thence South 00°04'00" West, 271.74 feet to a point on the South Line of said PARCEL "25-035"; thence North 88°04'28" West along the said South Line, a distance of 338.70 feet to the Point of Beginning, containing 98,152 Square Feet.

(hereinafter called "Easement Area") for the purpose of locating and maintaining storm water detention, and which permits and allows the Grantee to enter at any time upon and into said Easement Area as described herein, to patrol, police and maintain said Easement Area and to use as much of the surface and sub-surface thereof to construct, replace, locate, rebuild, enlarge, reconstruct, patrol, repair and to maintain said Easement Area whenever necessary, in the Grantee's sole discretion.

This Easement shall be subject to the following terms and conditions:

1. **ERECTION OF STRUCTURES PROHIBITED.** Grantor and its successors and assigns shall not erect any structure, building or fence over or within the Easement Area without obtaining the prior written approval of the Grantee.
2. **OBSTRUCTIONS PROHIBITED.** Grantor and its successors and assigns shall not erect or cause to be placed on the Easement Area any structure, fence, material, device, thing or matter, or plant or permit to grow any hedge or other vegetative growth which could obstruct, impede or otherwise interfere with the normal flow of surface water over or the maintenance of a storm sewer in the Easement Area without obtaining the prior written approval of the Grantee. The Grantee shall have the right, but not the obligation, to remove drainage obstructions or other items from the Easement Area without notice.
3. **MAINTENANCE OF EASEMENT.** The owner or occupant of the property within the Easement Area shall keep and preserve that portion of the Easement Area within said owners' property in good repair and condition at all times, and shall remove all dead trees, shrubs, brush, trash or other obstacles which might obstruct or impede the flow of surface water. The obligations set forth herein shall include the obligation of such owner or occupants to repair embankments and remedy issues caused by

erosion. The Grantee shall not be responsible for any maintenance, repair or replacement of the land or the improvements located within the Easement Area.

4. CHANGE IN GRADE PROHIBITED. Grantor and its successors and assigns shall insure the grade, elevation and contour of the Easement Area complies with original plans and specifications previously submitted to and approved by the City of Indianola by the Grantee and shall not change the grade, elevation or contour of any part of the Easement Area without obtaining the prior written consent of the Grantee and the approval of the City of Indianola.
5. RIGHT OF ACCESS. Grantee shall have the right of access to the Easement Area from property adjacent to the Easement Area and have all rights of ingress and egress reasonable necessary for the use and enjoyment of the Easement Area as herein described, including but not limited to, the right to remove any unauthorized obstructions or structures placed or erected on the Easement Area and the right to improve, repair and maintain the Easement Area in whatever manner necessary to provide adequate and proper drainage and to protect the public health, safety and general welfare.
6. EASEMENT RUNS WITH LAND. This Easement shall be perpetual, permanent and runs with the land and shall be binding on Grantor and on Grantor's successors and assigns.
7. PROPERTY TO BE RESTORED. Upon completion of any construction, reconstruction, repair, enlargement or maintenance of any improvements in any Easement Area, the Grantee shall restore the Easement Area in good and workmanlike manner to a condition comparable to its condition before construction, reconstruction or alteration.
8. WARRANTY OF TITLE. Grantor does hereby covenant with the Grantee that Grantor holds said real estate described in this Easement by title in fee simple; that Grantor has good and lawful authority to convey the same; and said Grantor covenants to warrant and defend the said premises against the lawful claims of all persons whomsoever.
9. INTENTION OF USE OF WORDS AND PHRASES. Words and phrases used herein including acknowledgment hereof, shall be constructed as in the singular or plural number, and as masculine or feminine gender, according to context.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share, if any, in and to the interests conveyed by this Easement.

EASEMENT DRAWING

EXHIBIT "A"

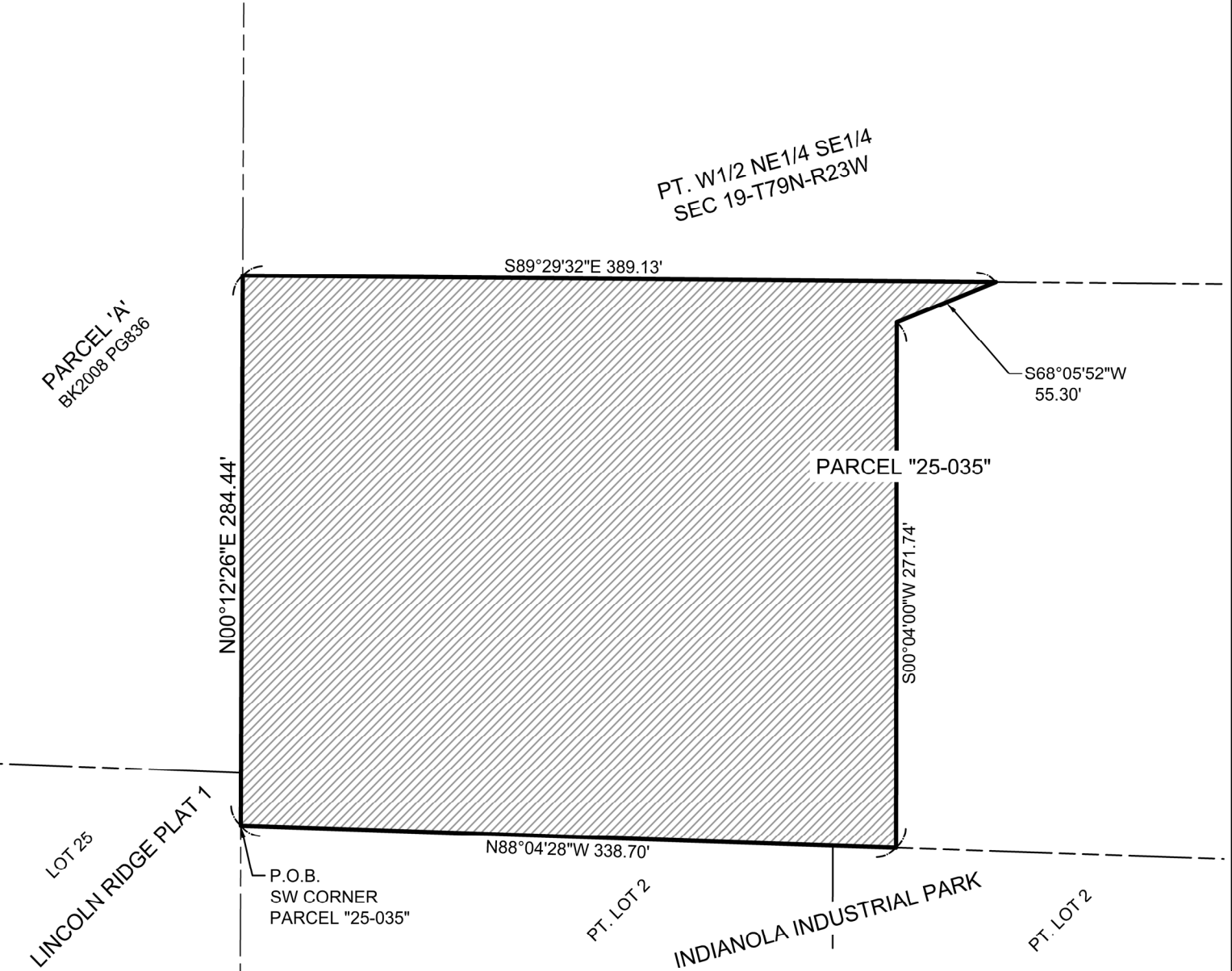
PROPERTY OWNER:

PEAK HOMES, LLC
12995 80th AVENUE
INDIANOLA, IOWA 50125

EASEMENT FOR:

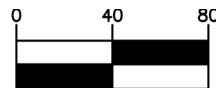
HERSCHEL PARTS PROPCO, INC.
1301 N 14th STREET
INDIANOLA, IOWA 50125

PLOTTED: Monday, September 22, 2025 1:03:17 PM



LEGEND

- SECTION LINE
- PROPERTY LINE
- EASEMENT AREA 98,152 SQ.FT. (2.25 AC)



1 Inch = 80 ft.

SCALE	AS NOTED
DRAWN	T. PAUL
CHECKED	M. THOMAS
APPROVED	M. THOMAS
DATE	2025-09-10
ISSUED FOR	HERSCHEL



"PRIVATE" DETENTION BASIN EASEMENT
IN PARCEL "25-035" - CITY OF INDIANOLA, WARREN COUNTY
PART OF W1/2 NE1/4 SE1/4 IN SECTION 19-T76N-R23W

SHEET NO.

1 OF 1

PROJECT 389282

Page 17 of 19

FILE PATH:

Grantor's Name (please print)

Additional Grantor's Name (please print)

Grantor's Signature

Additional Grantor's Signature

STATE OF IOWA)
) SS
COUNTY OF)

Notary Public

Subscribed in my presence and sworn to before me by the said _____;
this instrument was acknowledged before me, this ____ day of _____, 2025.



Community Development

110 N. First St., Indianola, IA 50125-0299 • www.indianolaiowa.gov
515-961-9430 • comdev@indianolaiowa.gov

September 2025

<u>Code</u>	<u>Type</u>	<u>Permits Issued</u>	<u># of Units</u>	<u>Amount</u>	<u>Average</u>
101	Single Family Home	8	8	\$2,673,070.00	\$334,133.75
102	Single Family Attach	0		\$0.00	
103	Two Family	0		\$0.00	
104	Three or More Families	0		\$0.00	
	Mobile Homes	0		\$0.00	
322	Service Stations	0		\$0.00	
324	Office	0		\$0.00	
328	Non-resident buildings	0		\$0.00	
329	Pool	1		\$134,000.00	
434	Residential Add/Alt	10		\$208,100.00	
437	Non-residential add/alt	0		\$0.00	\$0.00
438	Res garage/carports	2		\$25,415.00	
645	Demo - residential	1		\$0.00	
649	Demo - commercial	0		\$0.00	
September Total		22		\$3,040,585.00	
Residential Value		Commercial Value			
95.6%		0.0%			

YEAR TO DATE TOTAL

<u>Code</u>	<u>Type</u>	<u>Permits Issued</u>	<u># of Units</u>	<u>Amount</u>	<u>Average</u>
101	Single Family Home	59	59	\$18,216,519.02	\$308,754.56
102	Single Family Attach			\$0.00	
103	Two Family			\$0.00	
104	Three or More Families			\$0.00	
	Mobile Homes			\$0.00	
322	Service Stations	1		\$2,499,000.00	
324	Office	1		\$300,379.00	
328	Non-resident buildings	4		\$10,648,815.91	
329	Pool	3		\$248,548.00	
434	Residential add/alt	67		\$1,655,078.18	
437	Non-residential add/alt	12		\$34,060,358.00	
438	Res garage/carports	10		\$185,513.00	
645	Demo - sfd	4		\$3,145.00	
649	Demo - commercial			\$0.00	
YTD TOTAL		161	59	\$67,817,356.11	
Residential Value		Commercial Value			
27.5%		70.1%			0.0%