



CITY OF INDIANOLA BOARD OF ADJUSTMENT MEETING

November 5, 2025

6:00 PM

City Council Chambers

Agenda

- 1. Call to Order**
- 2. Roll Call**
- 3. Agenda Approval**
 - A. Approval of the November 5, 2025 agenda.
- 4. Minutes Approval**
 - A. Approval of the October 1, 2025 meeting minutes.
- 5. New Business**
 - A. Consider Variance Request from Bob and Kristi Hunter at 110 West 8th Avenue to permit construction of an enclosed front porch that would not meet required front yard setbacks.
 - B. Consider Variance Request from SNA Properties at 332 South Spruce Street (Leonard Subdivision Plat 2 Lot 6) to reduce the lot width from 60' to 46' for six lots of Spruce Street Townhomes Plat 1.
 - C. Consider Variance Request from SNA Properties at 332 South Spruce Street (Leonard Subdivision Plat 2 Lot 6) to permit construction of a townhome within the required front yard setback.
 - D. Consider Variance Request from K C, Inc. (Anytime Fitness) at 400 North Jefferson Way to permit construction of a building expansion that would not meet the required front yard setbacks.
- 6. Comments**
- 7. Adjourn**



CITY OF INDIANOLA BOARD OF ADJUSTMENT MEETING

October 1, 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

All members present: Jane Whalen, Rene Soldwisch, Lee Bash, Deidre Hoover.

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

3. Agenda Approval

A. Approval of the October 1, 2025 agenda.

Soldwisch made a motion to approve the agenda.

Whalen seconded the motion.

Motion was passed with a unanimous vote.

4. Minutes Approval

A. Approval of the September 3, 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 Marshall Hildreth at 902 West Clinton Avenue to permit an accessory structure that would not meet required setbacks.

Mettee presented the variance request and related staff report.

The floor is not planned to be concrete at this time, but the applicant commented that it might get done in the future.

Whalen made a motion to approve the request as submitted.

Soldwisch seconded the motion.

Motion was passed with a unanimous vote.

B. Consider Variance Request from Sandquist Investments, LLC at 203 South D Street to permit an accessory structure that would not meet required setbacks.

Mettee presented the variance request and related staff report.

This residence is in an older part of town where the primary structure already does not meet setback requirements per today's ordinance requirements.

There is an approximately six foot by ten foot garden shed that exists in the proposed location today which will be removed to construct the proposed accessory structure.

There is a fence that runs between properties, so there would be no fire truck access.

Soldwisch made a motion to approve the request as submitted.

Hoover seconded the motion.

Motion was passed with a unanimous vote.

- C. Consider Variance Request from Clinton Beneke at 101 Apple Circle to permit an accessory structure that would not meet required setbacks and to permit a driveway expansion that exceeds maximum allowable width.

Mettee presented the variance request and related staff report.

The applicant, Clinton Beneke, clarified that he was looking to only add a winged portion of concrete off his existing driveway. He also added that there is an existing shed on his property that would be removed for construction of this proposed accessory structure, so that there would only be one accessory building in addition to the attached garage. He explained that he is a hobby mechanic and has children with vehicles, thus creating the desire for the extra space.

Barbara Ramos, neighbor to applicant, voiced opposition to the proposed variance. She explained that with her property sitting at a higher elevation, their view looks down onto the applicant's property; the proposed accessory structure would create an undesirable view for them, specifically mentioning the size of the structure, proximity of the structure, and the amount of concrete. Ramos also voiced concern that it would negatively affect any potential future sale of their home. Board member Soldwisch asked if the applicant were to be able to house some of the items currently outside within the new structure, potentially cleaning up her view, if that would affect her viewpoint. Ramos said she was unsure of what their intentions were and also that she was not aware of anything that would require them to do so; therefore, it would not guarantee a "cleaned up" view.

Bob Ormsby, neighbor to the applicant, also voiced his opposition to the proposed variance. He explained that the lot lines are unique for his and the applicant's properties, leaving most of the applicant's lot abutting his front yard. This unique positioning of parcels means it would create an obstructive view from his front yard. He does not believe this accessory structure is in line with the intent of the zoning ordinance. The proposed structure width could be changed to better comply with the ordinance, but he acknowledges that it would likely be the difference between a two car and three car garage. He also mentioned the walls for the proposed structure would be taller than the rest of the garages in the neighborhood by a couple of feet. He continued that he was also concerned with the widening of the driveway. He summarized his opposition stating an undesirable view, a negative impact potential for the future sale of his home, and a negative impact on the future sales of other homes if this property is overdeveloped. He further stated that adding this proposed structure would be excessive and would not be consistent with the rest of the neighborhood. Ormsby went on mentioning that screening was proposed, but with the limited space to plant screening and the height of

garage walls, there would not be any screening effective enough for this purpose. He suggested scaling down the accessory structure, eliminating the need for the additional concrete driveway and that he would be more in support of this project.

Beneke responded that he was seeking additional space to better the space and movement capability for his hobby, to increase his ability to house his/his children's vehicles, and to be able to move two family heirloom vehicles out of storage and into his own garage. He added that the additional concrete for the driveway was requested to accommodate the ordinance requirement of a paved surface.

Board member Whalen asked for clarification of the ordinance requirements regarding accessory structures, attached and/detached. Mettee explained the ordinance did not limit the number of attached garages as long as setback requirements were met, and that two accessory structures are allowed up to 1,800 square feet. There is no restriction or requirement related to the number of garage doors.

Beneke also spoke to the potential screening of the proposed structure. He said he was willing to place screening in between his and Ormsby's property and that he was looking as some bushes that grow to 20 foot tall. He also acknowledged that the Ramos' already have some bushes in place on their property for screening purposes. Ramos commented that she has had those bushes planted for approximately five years and that the bushes she selected were recommended to her as fast-growing bushes, but they are still not at a size that is effective for screening.

Ormsby wanted to clarify that they weren't against the bushes for screening, they would just want to have input on what was planted there. They would want something that would be tall enough and grow quickly enough to be effective for screening purposes. Ormsby also wanted to bring to the attention of the board the ordinance requirement of accessory structures occupying no more than 10 percent of the parcel and that there were other structures existing on this parcel that would diminish the acceptable size of this proposed accessory structure. Board Member Whalen elaborated on this, as she had asked about this requirement as well. The ordinance requires 20 percent green space on each parcel and no more than 10 percent in accessory structures on each parcel.

Beneke also wanted to point out the size variety of the other garages and accessory structures in the neighborhood. He said he was also planning on building this proposed accessory structure to match the existing house. Therefore, it would fit it and be consistent with the surrounding neighborhood.

Board Member Bash highlighted the unique perspective that the neighbors would have of Beneke's property as compared to other neighboring houses in that neighborhood. Beneke did provide that he will be digging into the ground on the back side of the proposed structure. So that way, the structure would be lower than the top of his existing residence.

Board Member Hoover asked if the concrete was planned to be large enough to include a place for his trailer to be parked on. Beneke confirmed that it would be.

Board Member Soldwisch suggested storage unit availability as a potential way to help with the storage Beneke was looking to achieve. Beneke answered that he already had storage units rented for the items he was looking to relocate to his home. He further noted they don't want to move in order to achieve this goal as they enjoy their current neighbors and neighborhood.

The Board acknowledged the unique situation of this parcel, as it's in a cul-de-sac and the positioning of the parcels are unusual.

Bryce Johnson, Director of Community and Economic Development, added that the Board should consider proof of hardship, whether it was self imposed. The applicant is asking for a structure that is larger than what's allowed. It could be reduced to comply with the City's zoning code. Also, to be mindful of setting precedent if this structure is allowed.

Whalen made a motion to approve the request as submitted.

Soldwisch seconded the motion.

Motion was denied with a unanimous vote.

Applicant was encouraged to re-examine the building plans and work with Community Development to determine something that would be approved.

6. Comments

Bryce Johnson was introduced as the new Director of Community and Economic Development.

Sue Edwards has applied to fill the vacant position on the Board of Adjustment, and upon approval by City Council, will begin with the November Board of Adjustment meeting.

There were no other comments.

7. Adjourn

Whalen made a motion to adjourn the meeting.

Hoover seconded the motion.

The meeting was adjourned at 6:50 PM.



STAFF REPORT

TO: Board of Adjustment	PREPARED BY: Bill Mettee, Senior Planner
RE: 110 West 8 th Avenue	DATE: November 5, 2025

GENERAL INFORMATION:

Applicant / Owner: Robert and Kristin Hunter

Requested Action(s) Variance from §165.04 of the Indianola Municipal Code which states that “Accessory buildings and structures within 10’ of any principal structure must meet the setback standards required of the principal structure.” The applicant is requesting the variance to permit the construction of a roof overhang of an existing front patio.

Location and Size: Legally described as Indian Knolls Block 3 Lot 7, which is located at the northeast corner of South Buxton Street and West 8th Avenue, containing 0.26-acres.

Land Uses and Zoning:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Single Family Residential	Low-Density Residential	R-2
North	Single Family Residential	Low-Density Residential	R-2
South	Single-Family Residential	Low-Density Residential	R-2
East	Single-Family Residential	Low-Density Residential	R-2
West	Single Family Residential	Low-Density Residential	R-2

BACKGROUND:

The subject property is located at the intersection of South Buxton Street and West 8th Avenue. The property is approximately 80’ x 140’ and 0.26-acres in area. The southeast corner curves slightly due to the beginning of the cul-de-sac. The property was developed in 1978 with a single-family residence and attached garage. The applicant is seeking approval to construct a roofed overhang covering the existing uncovered front patio. The roof structure will be approximately 8’ wide and extend 12’ in front of the house. Chapter 165.05 of the zoning ordinance allows front stoops, stairs, decks and porches to encroach 6-feet into the required front yard setback. The house and front patio currently meet required front yard setbacks and are compliant with city ordinances.

Chapter 165.04(2)(E) of the zoning ordinance states that accessory buildings and structures within 10 feet from any principal structure must meet the setback standards required of the principal structure. The proposed overhang will extend 12 feet into the required front yard setback, leaving a 20’ front yard setback, where 30’ is required. The applicant is seeking a variance of 10’ to permit the patio covering.

CODE SECTIONS RELATED TO THE REQUESTED VARIANCE:

§165.04 Accessory Buildings and Structures. “Accessory buildings and structures within 10 feet from any principal structure must meet the setback standards required of the principal structure.”



ABOVE: Site plan of the property showing the requested accessory structure variance. The **BLUE** outline shows the location of the roof structure

ANALYSIS:

Variations are designed to grant relief from the Ordinance, which if strictly imposed would deny a property owner reasonable use of the land and would therefore create undo hardship. An applicant is required to prove that a hardship exists by demonstrating that the overall integrity of the area will not be diminished, a reasonable use cannot be made, the situation is unique, and the hardship is not self-imposed. Robert and Kristin Hunter, the property owners, have submitted the attached Board of Adjustment application form dated September 28, 2025, stating arguments in favor of the requested variance. Notice of the proposed variance request was mailed to surrounding property owners within a 200-foot radius on Friday October 24, 2025. At the time this report was written, staff has not received any correspondence for or against the request.

Hardship

In order to prove that a hardship exists and is not self-imposed, the applicants must prove that a literal interpretation of the provisions of the Ordinance deprive the applicants’ rights commonly enjoyed by other properties in the same district. The applicant has noted that they are working on some home improvements, including the construction of an addition to the attached garage, which currently has an approved building permit. They would also like to add a small roof over the front porch with open sides and only two 6x6 posts. The applicant has noted that there are no buried utilities that would affect the project and that very little of the site would be disturbed. The project would result in the roof barely being over the required setback line.

Uniqueness

In order to prove that the requested variance is unique to the property, the applicants must indicate proof of special conditions and circumstances that exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings. The applicant has noted that they've lived at this location for almost 20 years and would like to make it their last. The contractor(s) doing all the work are local and by allowing the roof to be built, would add to the curb appeal of the property.

Public Interest and Integrity

The applicant has noted that they are currently performing multiple home improvement projects to help make the house more aesthetically pleasing. Current projects include a garage addition, re-side the entire home, replace all the gutters and the roof covering. The applicant states that two of the projects won't begin until the resolution of the Board of Adjustment hearing because the roof will be wrapped in the matching vinyl and the gutter project would need to happen after the roof covering is built.

Staff Recommendation

Generally speaking, staff would always be in the position of recommending against variance requests because the request does not meet the requirements of the Zoning Ordinance of which staff is obligated to carry out. Because of that, staff will not make a recommendation on the requested variance and will leave the decision to the Board of Adjustment based upon the merits and criteria of the requested variances. In lieu of making a recommendation, staff will provide the following list of items that staff feels are pertinent to the request and will aid the Board in making their decision:

- The applicant is seeking to construct an 8' x 12' roof covering the existing front patio.
- The required front yard setback is 30'. The project would extend 12' into the front yard, requiring a setback variance of 10 feet.
- This is one of several home improvement projects the applicant is undertaking at their home. Two projects do not require permits, one project has an approved building permit, and one requires BOA approval before the building permit is issued.
- The zoning code permits uncovered patios, stairs and porches to encroach into the front yard setback by 6 feet. If the structure is covered or otherwise enclosed, it must meet the setback requirements of the primary structure.

If there is information related to the application that has not been included with the packet that you feel would be beneficial to have available to you at the meeting, please contact me with those items and I will attempt to arrange for their availability.

CITY OF INDIANOLA

Bill Mettee
Senior Planner

Attachments

- I. Completed Board of Adjustment Application – Dated 09/28/2025
- II. Public Notice sent by City – 10/24/2025

BOARD OF ADJUSTMENT APPLICATION

Community Development

110 North 1st Street, Indianola, Iowa 50125-0299
 (515) 961-9430 • comdev@indianolaiowa.gov



PROPERTY OWNER

(Last Name) Hunter
 (First Name) Bob & Kristi
 (Address) 110 W. 8th Ave.
 (City) Indianola (State) IA (Zip) 50125
 (Phone) 515-490-9884 (Email) bh75reds@gmail.com

APPLICANT (if not Property Owner)

(Last Name) _____
 (First Name) _____
 (Address) _____
 (City) _____ (State) _____ (Zip) _____
 (Phone) _____ (Email) _____

APPEAL

Submittal Requirements:

All submittal requirements must be completed.
 Incomplete applications will not be considered

- Completed Application
- Filing Fee: \$300 per request
- Written narrative indicating where it is alleged there is error in any order, requirement, decision, or determination made by the Administrative Officer in the enforcement of this Code of Ordinances of Indianola, Iowa.
- Other Information as required by Director

SPECIAL USE PERMIT

Submittal Requirements:

All submittal requirements must be completed.
 Incomplete applications will not be considered

- Property Address: _____
- Completed Application
- Filing Fee: \$300 per request
- Site Plan and Elevations as outlined in 165.06
- Written narrative indicating the special use permit sought and response to the criteria outlined in Section 165.02(3)(B)(3)(c)(v) of the Code of Ordinances of Indianola, Iowa
- Other Information as required by Director

VARIANCE

Submittal Requirements:

All submittal requirements must be completed.
 Incomplete applications will not be considered

- Property Address: 110 W. 8th Ave., Indianola
- Completed Application
- Filing Fee: \$300 per request
- Site Plan and Elevations
- Written narrative indicating justification for proposed variance and response to the criteria outlined in Section 165.02(3)(B)(3)(b) of the Code of Ordinances of Indianola, Iowa
- Other Information as required by Director

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that in filing this application I am acting with the knowledge, consent and authority of the owner(s) of the property. Pursuant to said authority, I hereby permit City officials to enter upon the property for the purpose of inspection related to this application.

Signature Bob Hunter
 Name (printed) Bob Hunter

Date 9-26-25

FOR OFFICE USE ONLY:

Code to 45180

Date Received: 9/26/25
 Receipt No: 4315
 Receipt Amount: 300
 BOA Agenda Date: 11/5/25

Application for variance on 110 W. 8th Ave., Indianola

This is our home, has been for nearly 20 years. My wife and I plan to make this our last home. We have been approved a building permit and are just beginning to build an addition onto our garage that will become my private woodworking shop. We are using a local contractor, CJC Construction, to build this addition.

In addition to the new workshop, we would like to add a small roof over our front porch with open sides, just two 6x6 posts and a roof. But as we understand it, we need an approved variance to do so because the roof line would extend over the required setback from the street/sidewalk. Our proposed plan would result in the roof being just barely over that line, so we hope you agree to grant us a variance. There are no utility lines or any buried cables in the front yard, so nothing would be disturbed.

After building the new addition, our contractor will re-side the entire house and this addition in new vinyl siding. So, we would like to get this approved as soon as possible so that CJC Construction can build this roof and wrap it (small as it might be) in the matching vinyl at the same time. We also plan to put new continuous gutters on our house after all this work is done, and it would be prudent to have the new porch roof in place before we do that.

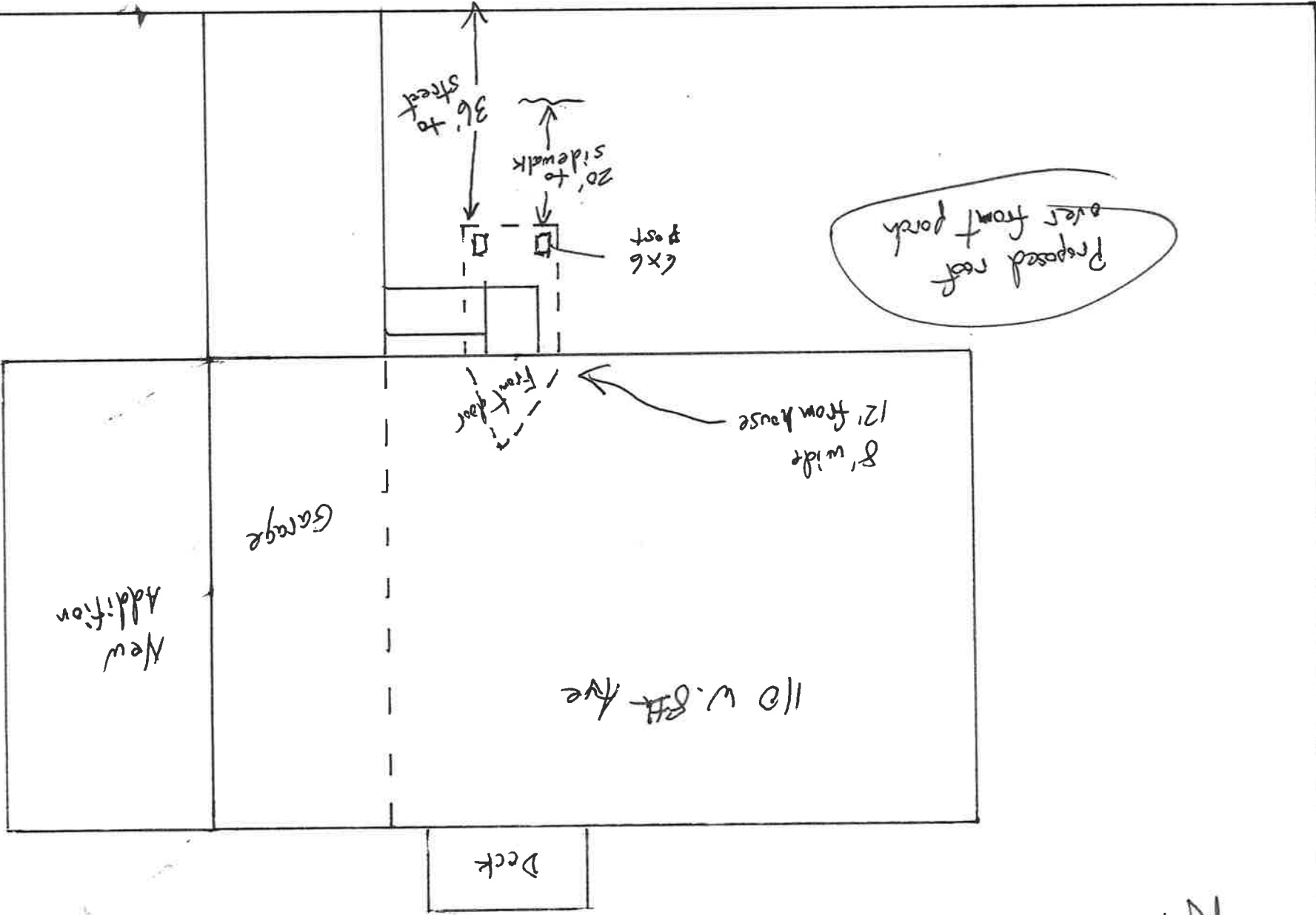
We believe this new porch roof would not only add value to us as the people who live here, but it would also add value to the community (better curb appeal) and to the overall value of the house should we ever decide to sell it. The proposed roof line would be far lower than our current roof peak, so no views would be obstructed by it. We see no negatives with it, only positives.

We hope you can see it in your wisdom to grant this variance at your next meeting.

Thank you!

Bob and Kristi Hunter

W. 8th Ave.



S. Buxton





NOTICE OF PUBLIC HEARING

October 24, 2025

Re: Proposed Variance – 110 West 8th Avenue

Dear Property Owner:

The City of Indianola has received a variance application from Robert and Kristin Hunter, property owners of 110 West 8th Avenue, which is located west of South Jefferson Way and south of West 4th Avenue, at the intersection of South Buxton Street and West 8th Avenue. The owner has filed for a variance from §165.05 of the Indianola Municipal Code which states that “Front stoops, stairs, decks and porches may encroach up to 6’ into the required front yard setback.” The applicant is requesting a variance to allow the construction of a roof covering the existing patio entrance that will encroach into the required front yard.

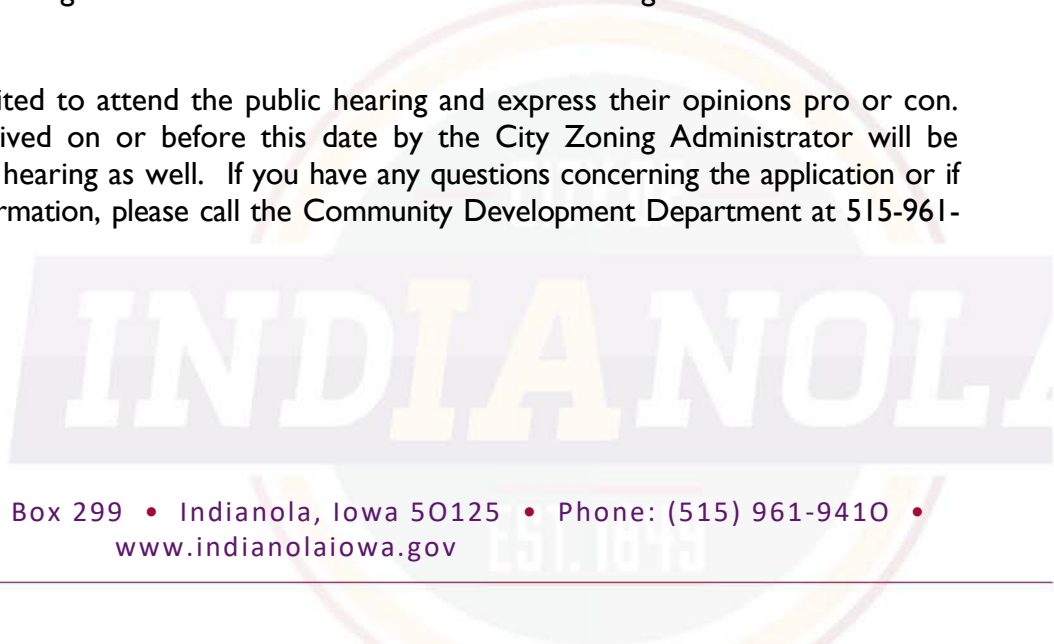
The Indianola Board of Adjustment will hold a public hearing at **6:00 p.m., Wednesday, November 5, 2025, at Indianola City Hall, City Council Chambers, 110 North 1st Street, Indianola, IA.**

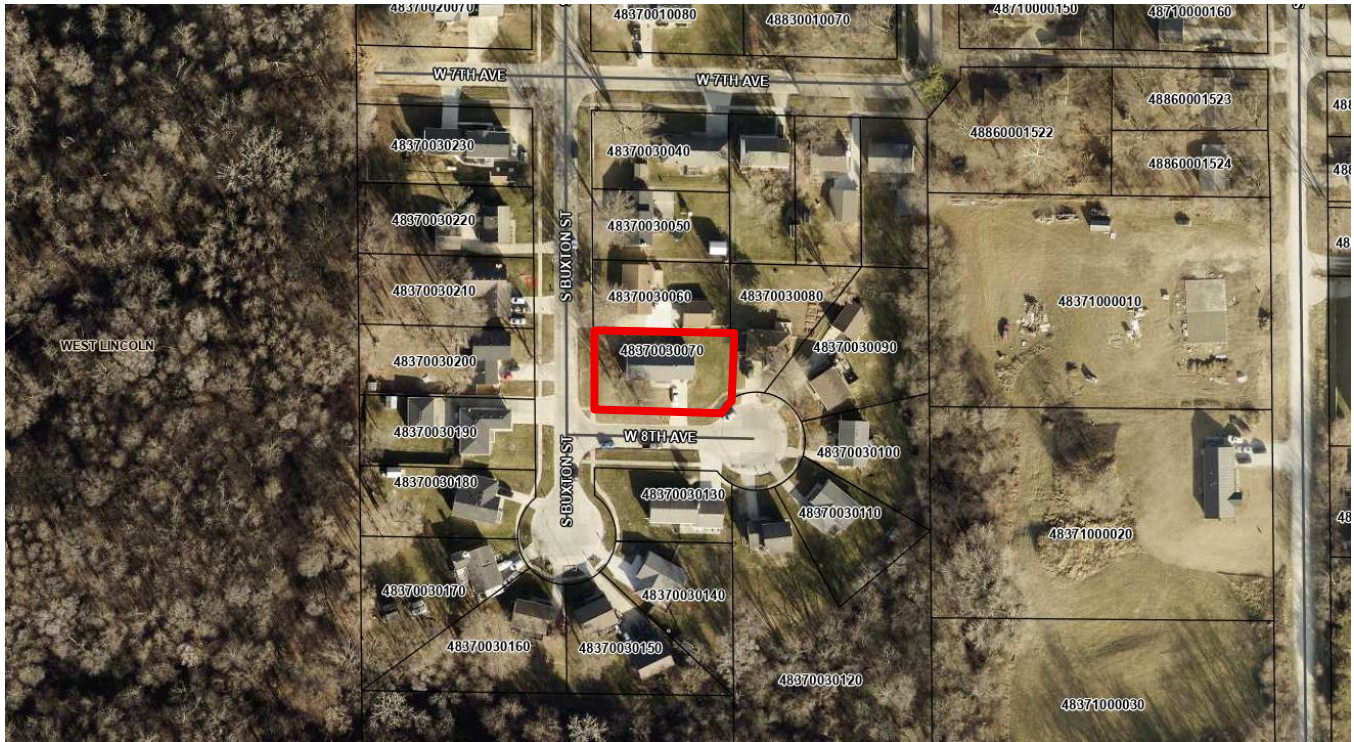
§165.02 of the Indianola Municipal Code states that the Board of Adjustment has the power to “To grant a variance from the terms of the Zoning Ordinance when a property owner can show that the owner’s property was acquired in good faith and where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property, or where by reason of exceptional topographical conditions or other extraordinary or exceptional situation, the strict application of the terms of the Zoning Ordinance actually prohibits the use of such property in a manner reasonably similar to that of other property in the same district, and where the Board is satisfied under the evidence before it that a literal enforcement of the provisions of the Zoning Ordinance would result in unnecessary hardship; provided, however, all variations granted under this clause shall be in harmony with the general purpose and intent of the Zoning Ordinance..” Such a variance cannot be granted unless it meets certain criteria.

All interested parties are invited to attend the public hearing and express their opinions pro or con. Any written comments received on or before this date by the City Zoning Administrator will be considered to be part of the hearing as well. If you have any questions concerning the application or if you would like additional information, please call the Community Development Department at 515-961-9430.

Sincerely,

Bill Mettee
Senior Planner





ABOVE: Subject property (outlined in **RED**).



STAFF REPORT

TO: Board of Adjustment	PREPARED BY: Bill Mettee, Senior Planner
RE: Spruce Street Townhomes	DATE: November 5, 2025

GENERAL INFORMATION:

Applicant / Owner: SNA Properties, LLC

Requested Action 1 Variance from §165.05(2) of the Indianola Municipal Code which states that “the minimum lot width for single-family dwellings (semi-detached) must be a minimum of 60 feet wide.” The applicant is requesting the variance to allow reduced lot widths from 60 feet to 46 feet.

Requested Action 2 Variance from §165.05(2) of the Indianola Municipal Code which states “front yard setbacks shall be 30 feet for single-family dwellings (semi-detached).” The applicant is requesting to reduce the secondary front yard setback from 30 feet to 8 feet.

Location and Size: The parcel has not yet been assigned an address. The parcel is located on the northeast corner of South Spruce Street and Hwy 92, containing 1.09-acres.

Land Uses and Zoning:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Single Family Residential	Low to Medium-Density Residential	R-2
North	Single Family Residential	Low to Medium-Density Residential	R-2
South	Single-Family Residential	Regional Mixed-Use	C-2
East	Single-Family Residential	Regional Mixed-Use	C-2
West	Single Family Residential	Low to Medium-Density Residential	R-2

BACKGROUND:

The subject property is located at the northeast corner of South Spruce Street and West 2nd Avenue and contains approximately 1.09 acres. The parcel has historically been a part of Harold’s Trailer Sales until those operations were ceased. The property was recently rezoned from R-2 (Single-Family Residential Attached District) and C-2 (Highway Commercial District) to R-2 (Single-Family Residential Attached District) to accommodate for a townhome style development. The developer is proposing to construct three duplexes across six lots to match the existing townhome development on South Spruce Street. The final plat identifies six lots for single-family semi-detached residential development that range in from 46.15 feet wide to 48.50 feet wide. The plat has been included in the packet for reference.

The developer is asking for two variances for the proposed project. The first is a lot width reduction from 60 feet to 46 feet and the second is a setback variance for the secondary front property line. Both of these variances are from Section 165.05 of the zoning ordinance.

Variance 1: Reduction of required lot width from 60 feet to 46 feet. This request is to permit the construction of the duplex units on lots that are identical and similar to the existing lots and units within this development. By definition, semi-detached units are duplexes and must have lot widths of at least 60 feet.

Variance 2: Reduce the required secondary front yard setback from 30' to 8' along the south property line, adjacent to Hwy 92. The applicant is proposing to construct a duplex building that would be in line with the units across the street to the west. The existing units were built prior to the current zoning ordinance. The setback would be similar to the southernmost unit across the street. Due to its classification as a corner lot, the front yard setbacks apply to both street sides. Historically, the secondary front yard (side yard) had a 10' setback, as was required when the unit across the street was built.

CODE SECTIONS RELATED TO THE REQUESTED VARIANCE:

§165.05 Residential Zoning Districts Building Bulk and Density Regulations. “Minimum lot widths for single-family semi-detached residential shall be 60 feet” and “the minimum front yard setback for single-family semi-detached residential shall be 30 feet.”



ABOVE: Site plan of the property showing the requested variances.

ANALYSIS:

Variances are designed to grant relief from the Ordinance, which if strictly imposed would deny a property owner reasonable use of the land and would therefore create undo hardship. An applicant is required to prove that a hardship exists by demonstrating that the overall integrity of the area will not be diminished, a reasonable use cannot be made, the situation is unique, and the hardship is not self-imposed. SNA Properties, LLC, the proposed

developer, has submitted the attached Board of Adjustment application form dated October 17, 2025, stating arguments in favor of the requested variance. Notice of the proposed variance request was mailed to surrounding property owners within a 200-foot radius on Friday October 24, 2025. At the time this report was written, staff has not received any correspondence for or against the request.

Hardship

In order to prove that a hardship exists and is not self-imposed, the applicants must prove that a literal interpretation of the provisions of the Ordinance deprive the applicants' rights commonly enjoyed by other properties in the same district. The applicant has noted that Lot 6, the southernmost lot, is a double frontage lot and the setback on the south side is adjacent to the Highway 92 ROW and requires the 30' front yard setback. However, that would theoretically be the side yard, where an 8-foot setback would otherwise be required. The variance is requested to allow for the proposed units to all be constructed and consistent across the six-lot development. Additionally, the highway ROW skews from southeast to northwest and creates a pinch point at the western property line adjacent to the south property line. This inhibits what otherwise, would be a perfectly rectangular and buildable lot. Furthermore, each of the existing lots on South Spruce Street has a lot width between 35' and 50' where 60' is required today. While 60 feet makes sense for single-family lots, these are duplex lots that are attached at Lots 1/2, 3/4 and 5/6, and when added, each combined lot will be over 94 feet wide. These widths are consistent, if not larger, than what is existing on site.

Uniqueness

In order to prove that the requested variance is unique to the property, the applicants must indicate proof of special conditions and circumstances that exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings. The applicant has noted that due to the skewed ROW line along Highway 92, some square footage is lost that might affect the ability to build a residential unit and meet all the bulk regulations. The units across the street were built prior to the setback requirements of today and the southernmost unit also has reduced setbacks, allowed by a 2000 variance. The required setback was 10' and the variance allowed the construction of a three-unit townhome with an 8-foot setback along that south lot line.

Public Interest and Integrity

The applicant has noted that the granting of the variance will not be contrary to the public interest or overall neighborhood integrity. Everything the developer is proposing is in line with what exists today for duplex and three plex development along South Spruce Street. As the property has historically been commercial in nature, the developer wishes to bring additional housing opportunities to the City and has taken the appropriate measures to bring that vision to reality by rezoning the lot to R-2 Single-Family Residential Attached and submitting a final plat for review. The developer's vision and proposals are not more intense than what is on site, rather very similar or identical to what was constructed in the early 2000's.

Staff Recommendation

Generally speaking, staff would always be in the position of recommending against variance requests because the request does not meet the requirements of the Zoning Ordinance of which staff is obligated to carry out. Because of that, staff will not make a recommendation on the requested variance and will leave the decision to the Board of Adjustment based upon the merits and criteria of the requested variances. In lieu of making a recommendation, staff will provide the following list of items that staff feel are pertinent to the request and will aid the Board in making their decision:

- The applicant is seeking two variances: The first variance is for lot width reduction from 60 feet down to 46 feet for the six proposed lots. The second variance is to reduce the required front yard setback along Highway 92 from 30 feet to 8 feet.
- The developer has submitted a final plat and concept plan that shows three duplexes across six lots. The lots range in width from 46.16 feet to 48.50 feet.

October 29, 2025

- The ROW skews along Highway 92 and creates a pinch point where the lot loses some square footage for development that meets all bulk regulations.
- Everything the developer is proposing is consistent with the entire Spruce Street Townhomes development that exists today, including the lot directly across the street from Lot 6 that received an approved variance in 2000.
- At the Planning Commission hearing for the rezoning, approximately 10 neighbors attended and collectively spoke in favor of the rezoning and proposed development.

If there is information related to the application that has not been included in the packet that you feel would be beneficial to have available to you at the meeting, please contact me with those items and I will attempt to arrange for their availability.

CITY OF INDIANOLA

Bill Mettee
Senior Planner

Attachments

- I. Completed Board of Adjustment Application – Dated 10/17/2025
- II. Public Notice sent by City – 10/24/2025

BOARD OF ADJUSTMENT APPLICATION

Community Development

110 North 1st Street, Indianola, Iowa 50125-0299
 (515) 961-9430 • comdev@indianolaiowa.gov



PROPERTY OWNER

(Last Name) ACD Ventures LLC
 (First Name) _____
 (Address) 1509 Fairway Drive
 (City) Indianola (State) IA (Zip) 50125
 (Phone) _____ (Email) _____

APPLICANT (if not Property Owner)

(Last Name) SNA Properties
 (First Name) Cody Sinclair
 (Address) 209 E Salem Ave
 (City) Indianola (State) IA (Zip) 50125
 (Phone) 515-238-2877 (Email) cjs.newerahomes@hotmail.com

APPEAL

Submittal Requirements:

*All submittal requirements must be completed.
 Incomplete applications will not be considered*

- Completed Application
- Filing Fee: \$300 per request
- Written narrative indicating where it is alleged there is error in any order, requirement, decision, or determination made by the Administrative Officer in the enforcement of this Code of Ordinances of Indianola, Iowa .
- Other Information as required by Director

SPECIAL USE PERMIT

Submittal Requirements:

*All submittal requirements must be completed.
 Incomplete applications will not be considered*

- Property Address: _____
- Completed Application
- Filing Fee: \$300 per request
- Site Plan and Elevations as outlined in 165.06
- Written narrative indicating the special use permit sought and response to the criteria outlined in Section 165.02(3)(B)(3)(c)(v) of the Code of Ordinances of Indianola, Iowa
- Other Information as required by Director

VARIANCE

Submittal Requirements:

*All submittal requirements must be completed.
 Incomplete applications will not be considered*

- Property Address: 332 S Spruce Street
- Completed Application
- Filing Fee: \$300 per request
- Site Plan and Elevations
- Written narrative indicating justification for proposed variance and response to the criteria outlined in Section 165.02(3)(B)(3)(b) of the Code of Ordinances of Indianola, Iowa
- Other Information as required by Director

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that in filing this application I am acting with the knowledge, consent and authority of the owner(s) of the property. Pursuant to said authority, I hereby permit City officials to enter upon the property for the purpose of inspection related to this application.

Signature *Cody Sinclair*

Name (printed) Cody Sinclair

Date 10/17/25

FOR OFFICE USE ONLY: Code to 45180

Date Received: _____

Receipt No: _____

Receipt Amount: _____

BOA Agenda Date: _____

Bill Mettee

From: Eric Cannon <ecannon@snyder-associates.com>
Sent: Thursday, October 16, 2025 5:15 PM
To: Bill Mettee
Cc: Cody Sinclair; Jason Ledden; Bryce Johnson; Dawn Breeden
Subject: RE: Spruce Street Townhomes
Attachments: BOA Application fillable_202303220845199955.pdf

Bill,
As we discussed please find attached the BOA application. See below for the narrative on the request for the variance and let us know if you need anything else. Thanks.

Cody,
If you can please sign and reply all with the signed application,.

Dawn,
Can you please pay the \$300 fee on this.

Narrative:

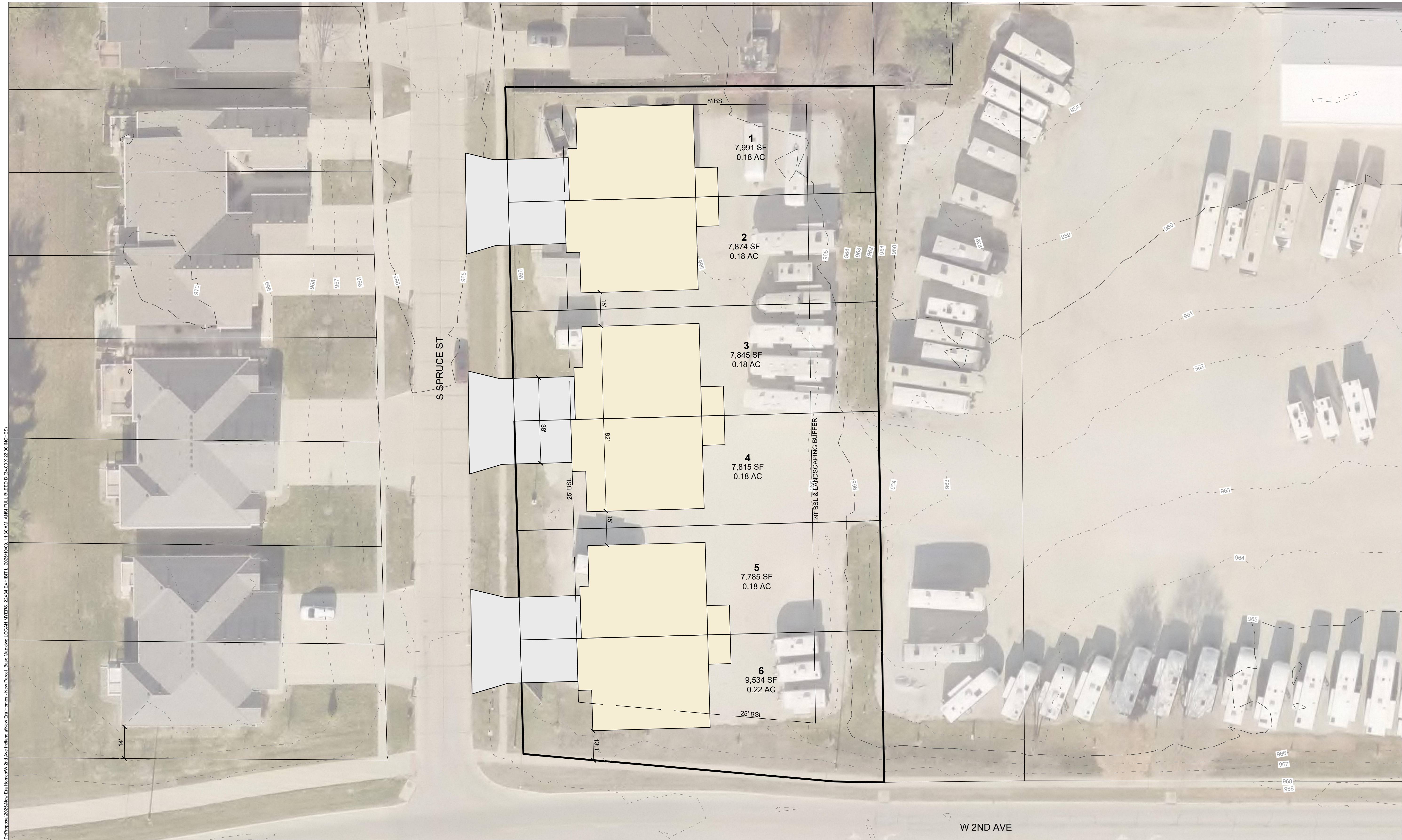
We are requesting the variance to the south building setback on Lot 6 to be reduced to 8' vs the 30' setback. This is a double frontage lot to the setback on the south is adjacent to the Highway 92 ROW so would be subject to the 30' setback but it is technically the sideyard of the lot as the lot will front S Spruce Street. There fore we are requesting that this setback be reduced to 8' to allow for the proposed units to all be constructed and consistent across the proposed 6 lot development. The lot due to the west of here across the street also has a reduced setback adjacent to the highway so would provide a similar setback and sightline along the highway. The ROW also "skews" adjacent to the lot creating the pinch point at the western setback line adjunct to the south property line.

We are also request a variance to the lot width requirement of 60' down to 46' for the R-2 zoning of "Single Family Dwelling Semi-Attached" lots on the proposed development. While the 60' would make sense for single family lots these will be duplex lots that are attached at lots 1/2, 3/4, and 5/6 therefore when looking at them as duplex lots they will be over 94' wide. The proposed lot widths are also consistent if not bigger than the adjacent duplex lots to the north and west of the proposed project. Based on discussions with staff this would be the appropriate route to resolve this issue with the lots width based on the zoning.

Eric D. Cannon, P.E. **Business Unit Leader**

Snyder & Associates, Inc.
P: 515.964.2020 x2556 | C: 515.577.2451
2727 SW Snyder Blvd, Ankeny, IA 50023

From: Bill Mettee <bmettee@indianolaiowa.gov>
Sent: Monday, October 13, 2025 4:07 PM
To: Eric Cannon <ecannon@snyder-associates.com>
Cc: Cody Sinclair <cjs.newerahomes@hotmail.com>; Jason Ledden <jledden@snyder-associates.com>
Subject: RE: Spruce Street Townhomes



P:\Proposals\2025\New Era Homes\W 2nd Ave Indianola\New Era Homes - New Parcel Base Map.dwg, LOGAN MYERS, 2/23/24 EXHIBIT L, 2/25/2025, 11:30 AM, ANSI FULL BLEED D (34.61 X 22.00 INCHES)



NEW ERA HOMES - NEW PARCEL

CONCEPT LAYOUT

INDIANOLA, IOWA | 10/9/2025

1001

TO THE BOARD OF ADJUSTMENT OF THE CITY OF INDIANOLA, IOWA

The undersigned does hereby request a variance under the terms of the Zoning Ordinances of the City of Indianola, Iowa to permit the construction of a 3-UNIT TOWNHOUSE

which, if constructed as requested, would not be in conformity with the requirements of the said Zoning Ordinance in the following particulars:

WOULD LEAVE 8' SIDE YARD - R-3 ZONING REQUIRES 10'

The following special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings in the same district.

EXISTING COMMERCIAL ZONING LIMITED SIZE OF RESIDENTIAL LOT.

The literal interpretation of the provisions of the Zoning Ordinance of the City of Indianola would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the said ordinance because of the following conditions:

CHAPTER 165 ZONING MUST MAINTAIN 10' SIDE YARD
APPLICANT REQUEST 2' VARIANCE.

The undersigned affirmatively states that the special conditions and circumstances set out above did not result from the actions of the applicant and that the granting of this variance would not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures or buildings in the same district.

Dated this 8TH day of MARCH, 192001.

[Signature]
Applicant
Downing Construction Inc.

W-D

BOARD OF ADJUSTMENT

April 4th, 2001

6:30 P.M.

The meeting was called to order by Chairperson, Steve Keiser. The following members were present; Brad Vanderlinden, John Yeo, Dan Wood and Dennis Parker. Also present were Chuck Burgin, Bob Downing, Jeff and Becky Gripp.

The following public hearing was held.

TO THE PUBLIC:

YOU ARE HEREBY NOTIFIED that the Board of Adjustment of the City of Indianola Iowa, has under consideration the following:

1. The application from **Downing Construction** for construction of a three unit townhouse on real estate locally known as 317,319 and 321 South Spruce Street and legally described as follows:

Lot 7, Leonard Subdivision Plat 2, City of Indianola Warren County, Iowa.

Which is in an R-3 (mixed residential) zoning classification. The three unit townhouse would leave an 8' side yard instead of the 10' minimum as required by ordinance.

2. The application from Rebecca L Gripp for a special exception use in the R-3 (mixed residential) zoning classification for a dance studio at 208 South 8th St. which is legally described as follows:

Lots 4 and 5, Block E, Crown Point Subdivision, City of Indianola, Warren County, Iowa.

YOU ARE FURTHER NOTIFIED that the applications will come on for hearing before the Board of Adjustment of the City of Indianola, Iowa on April 4th, 2001 at 6:30 P.M., in the Council Chambers of the Municipal Building in Indianola, Iowa. This Notice is published by order of the City Council of the City of Indianola, Iowa

Steve Keiser, Chair
Board of Adjustment

Becky Gripp spoke in favor of her request for a special exception use in the R-3 (mixed residential) zoning classification for a dance studio. Chuck Burgin stated that the City Council has approved an ordinance that gives the Board of Adjustment the authority to allow dance studios within R-3 zoning. Wood moved and Vanderlinden seconded to approve. Question was called for and on voice vote the Chairperson declared the vote carried unanimously.

Bob Downing spoke in favor of his request for construction of a **three unit townhouse** that would leave an 8' side yard instead of the 10' minimum as required by ordinance. Vanderlinden moved and Parker seconded to approve. Wood abstained.

Chuck Burgin spoke in favor of Joe Vanderpool's request to extend a Board of Adjustment previously approved March 3rd of 1999. The request is to extend the time period one year. Wood moved and Parker seconded to extend the time period one year. Question was called for and on voice vote the Chairperson declared the motion carried unanimously.

Meeting adjourned.

Steve Keiser, Chairperson

Chuck Burgin, Building Official



NOTICE OF PUBLIC HEARING

October 24, 2025

Re: Proposed Variance – Spruce Street Townhomes

Dear Property Owner:

The City of Indianola has received a variance application from SNA Properties, LLC, proposed developer of Parcel ID 48510020060, which is located west of South Kenwood Boulevard and north of West 2nd Avenue. The owner has filed for two variances from of the Indianola Municipal Code:

§165.05(2), which states that the minimum lot width of single-family dwellings (detached and semi-detached) must be a minimum of 60’ wide. The applicant is proposing lot widths between 46’ – 48’ wide to match the existing townhome development.

§165.05(2), which states that front yard setbacks shall be 30-feet for single-family dwellings (detached and semi-detached). The applicant is proposing a front yard setback of approximately 13-feet for the southernmost unit abutting Highway 92. On corner lots, front yard requirements apply to both street sides of the lot.

The Indianola Board of Adjustment will hold a public hearing at **6:00 p.m., Wednesday, November 5, 2025, at Indianola City Hall, City Council Chambers, 110 North 1st Street, Indianola, IA.**

§165.02 of the Indianola Municipal Code states that the Board of Adjustment has the power to “To grant a variance from the terms of the Zoning Ordinance when a property owner can show that the owner’s property was acquired in good faith and where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property, or where by reason of exceptional topographical conditions or other extraordinary or exceptional situation, the strict application of the terms of the Zoning Ordinance actually prohibits the use of such property in a manner reasonably similar to that of other property in the same district, and where the Board is satisfied under the evidence before it that a literal enforcement of the provisions of the Zoning Ordinance would result in unnecessary hardship; provided, however, all variations granted under this clause shall be in harmony with the general purpose and intent of the Zoning Ordinance..” Such a variance cannot be granted unless it meets certain criteria.

All interested parties are invited to attend the public hearing and express their opinions pro or con. Any written comments received on or before this date by the City Zoning Administrator will be considered to be part of the hearing as well. If you have any questions concerning the application or if you would like additional information, please call the Community Development Department at 515-961-9430.

Sincerely,

Bill Mettee
Senior Planner



ABOVE: Subject property (outlined in **RED**).



**COMMUNITY & ECONOMIC DEVELOPMENT
DEPARTMENT**

110 North 1st Street
Indianola, IA 50125

STAFF REPORT

TO: Board of Adjustment	PREPARED BY: Bill Mettee, Senior Planner
RE: 400 / 404 North Jefferson Way	DATE: November 5, 2025

GENERAL INFORMATION:

Applicant / Owner: K C, Inc. / dba Anytime Fitness

Requested Action(s) Variance from §165.05(3) of the Indianola Municipal Code which states that “The minimum front yard setback in the C-2 zoning district shall be 40 feet.” The applicant is requesting the variance to permit a building addition that will not meet the required front yard setbacks.

Location and Size: Addressed as 400 and 404 North Jefferson Way, the property is located at the northeast corner of the intersection of North Jefferson Way and East Clinton Avenue, containing 0.97-acres.

Land Uses and Zoning:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Anytime Fitness	Regional Mixed-Use	C-2
North	Arby’s	Regional Mixed-Use	C-2
South	Deng’s Garden	Regional Mixed-Use	C-2
East	Single-Family Residential	Low-Density Residential	R-2
West	Service Pro Quick Lube	Regional Mixed-Use	C-2

BACKGROUND:

The subject property is located at the northeast corner of North Jefferson Way and East Clinton Avenue. K C, Inc., locally known as Anytime Fitness, currently owns both 400 and 404 North Jefferson Way. The primary structure is located at 400 North Jefferson Way and is the location of the Anytime Fitness facility and much of the parking associated with the gym. This parcel is approximately 230’ x 100’, 23,300 square feet and 0.54 acres in area. The secondary parcel has one detached accessory structure located on it and has some overflow parking spaces for the gym facility. This parcel is approximately 80’ x 230’, 18,800 square feet and 0.42 acres in area.

The current facility faces west towards North Jefferson Way with two access points into the site. The primary access is from East Clinton Avenue, and the secondary access is from North Jefferson Way. The current structure is approximately 4,736 square feet and the applicant is proposing a building addition of approximately 2,845 square feet. The current facility does not meet the required 40' front yard setback on the west side or the south side and is considered a legally non-conforming structure. The structure was built prior to current setback regulations for the C-2 zoning district. The building is currently set back approximately 11' from the south property line and has a varying setback between 15-20' from the west property line, where 40' is currently required in both instances. The applicant is seeking a variance to construct an addition to the facility that extends to the north. The proposed front yard setback for the addition will be 36 feet. The proposed addition will be 42.6' x 67' and attached to the north side of the existing facility. The applicant is seeking a front yard setback variance of approximately four (4) feet.

Pending the decision of the Board of Adjustment, the project will then include a final plat and site plan to be reviewed by Community Development staff followed by a review and recommendation from the Planning & Zoning Commission and final approval from the City Council.

CODE SECTIONS RELATED TO THE REQUESTED VARIANCE:

§165.05(3) Non-Residential Bulk and Density Regulations. “Front Yard Setback in the C-2 District Shall be 40 feet.”



ABOVE: Site plan of the property showing the requested variance. The **BLUE** square shows the location of the proposed addition.

ANALYSIS:

Variations are designed to grant relief from the Ordinance, which if strictly imposed would deny a property owner reasonable use of the land and would therefore create undo hardship. An applicant is required to prove that a hardship exists by demonstrating that the overall integrity of the area will not be diminished, a reasonable use cannot be made, the situation is unique, and the hardship is not self-imposed. K C, Inc., the property owner, has submitted the attached Board of Adjustment application form dated October 16, 2025, stating arguments in favor

of the requested variance. Notice of the proposed variance request was mailed to surrounding property owners within a 200-foot radius on Friday October 24, 2025. At the time this report was written, staff have not received any correspondence for or against the request.

Hardship

In order to prove that a hardship exists and is not self-imposed, the applicants must prove that a literal interpretation of the provisions of the Ordinance deprive the applicants' rights commonly enjoyed by other properties in the same district. The applicant has noted that the owners of Anytime Fitness wish to expand their current business at the current location. The current property does not have enough space to provide for the building addition and associated parking expansion. The owners have purchased the lot to the north (404 North Jefferson Way) with the intent to extend the building and parking into that lot, while utilizing the access from East Clinton Avenue. The applicant has noted that only about 50% of structures along North Jefferson Way between Hwy 92 and East Girard Avenue currently meet the required 40-foot setback. Granting the variance would not detract from the corridor and the adjacent properties and the building expansion would not appear to look out of place.

Uniqueness

In order to prove that the requested variance is unique to the property, the applicants must indicate proof of special conditions and circumstances that exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings. Community Development staff will make the Board aware that the minimum lot width requirement for the C-2 district is 150 feet. Neither of the two lots exceed 100-feet – 400 North Jefferson Way is approximately 100' and 404 North Jefferson Way is approximately 80-feet. Neither lot is particularly developable on their own, in their current states, with the current setback requirements and considering the addition of parking, open space and stormwater basins. By the developer wishing to expand the facility, final platting these two lots into one will bring the lot into conformance with the C-2 district requirements.

Public Interest and Integrity

The applicant has noted that the developer's intent is to carry the same front façade north along North Jefferson Way with the west façade of the building addition being no closer to the street than the current structure. The planned building expansion is designed to blend in with the existing structure, using like materials, colors, rooflines and architectural details to ensure a complimentary look. Additionally, the expansion would allow the access from North Jefferson Way to be eliminated, benefiting the traveling public on Highway 65/69 by removing one more left turn conflict point. Removing this access makes the site safer as it focuses the clients to the access from East Clinton Avenue at a controlled intersection.

Staff Recommendation

Generally speaking, staff would always be in the position of recommending against variance requests because the request does not meet the requirements of the Zoning Ordinance of which staff is obligated to carry out. Because of that, staff will not make a recommendation on the requested variance and will leave the decision to the Board of Adjustment based upon the merits and criteria of the requested variances. In lieu of making a recommendation, staff will provide the following list of items that staff feels are pertinent to the request and will aid the Board in making their decision:

- The applicant wishes to construct a building addition attached to the north side of the existing building.
- The property is zoned C-2 which requires a front yard setback of 40 feet.
- The existing building was built prior to the current setback requirements and is legally non-conforming.
- The current building has a varying front yard setback of 15-20 feet. The expansion would not extend beyond what is existing.
- The requested variance is for approximately four (4) feet. The building is proposed to be setback 36 feet.

October 29, 2025

- The site would be final platted and undergo site plan review from staff, Planning Commission and City Council to ensure compliance with the rest of the project.
- The expansion will match the materials, rooflines and colors of the existing building.
- The existing building is approximately 4,736 square feet and the expansion would be 2,845 square feet.

If there is information related to the application that has not been included with the packet that you feel would be beneficial to have available to you at the meeting, please contact me with those items and I will attempt to arrange for their availability.

CITY OF INDIANOLA

Bill Mettee

Senior Planner

Attachments

- I. Completed Board of Adjustment Application – Dated 10/16/2025
- II. Public Notice sent by City – 10/24/2025

BOARD OF ADJUSTMENT APPLICATION

Community Development

110 North 1st Street, Indianola, Iowa 50125-0299
(515) 961-9430 • comdev@indianolaiowa.gov



PROPERTY OWNER

(Last Name) Kelly-Meyer (K C Inc.)
(First Name) Mimi
(Address) 1506 Lundahl Ct.
(City) Indianola (State) IA (Zip) 50125
(Phone) 515-321-4286 (Email) laramiekelly@gmail.com

APPLICANT (if not Property Owner)

(Last Name) Poffenberger (Downing Construction)
(First Name) Will
(Address) 509 E Scenic Valley Ave.
(City) Indianola (State) IA (Zip) 50125
(Phone) 515-961-5386 (Email) willp@downingconstruct.com

APPEAL

Submittal Requirements:

*All submittal requirements must be completed.
Incomplete applications will not be considered*

- Completed Application
- Filing Fee: \$300 per request
- Written narrative indicating where it is alleged there is error in any order, requirement, decision, or determination made by the Administrative Officer in the enforcement of this Code of Ordinances of Indianola, Iowa.
- Other Information as required by Director

SPECIAL USE PERMIT

Submittal Requirements:

*All submittal requirements must be completed.
Incomplete applications will not be considered*

- Property Address:

- Completed Application
- Filing Fee: \$300 per request
- Site Plan and Elevations as outlined in 165.06
- Written narrative indicating the special use permit sought and response to the criteria outlined in Section 165.02(3)(B)(3)(c)(v) of the Code of Ordinances of Indianola, Iowa
- Other Information as required by Director

VARIANCE

Submittal Requirements:

*All submittal requirements must be completed.
Incomplete applications will not be considered*

- Property Address:
400 N Jefferson Way
- Completed Application
- Filing Fee: \$300 per request
- Site Plan and Elevations
- Written narrative indicating justification for proposed variance and response to the criteria outlined in Section 165.02(3)(B)(3)(b) of the Code of Ordinances of Indianola, Iowa
- Other Information as required by Director

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that in filing this application I am acting with the knowledge, consent and authority of the owner(s) of the property. Pursuant to said authority, I hereby permit City officials to enter upon the property for the purpose of inspection related to this application.

Signature
Name (printed) Mimi Kelly-Meyer

Date 10-16-25

FOR OFFICE USE ONLY: Code to 45180

Date Received: _____
Receipt No: _____
Receipt Amount: _____
BOA Agenda Date: _____

October 17, 2025

Zoning Board of Adjustment
City of Indianola
110 N 1st Street
Indianola, Iowa 50125

RE: 404 N JEFFERSON WAY
FRONT YARD SETBACK VARIANCE REQUEST
S&A PROJECT NO. 125.1216.01

Dear Indianola Zoning Board of Adjustment:

On behalf of KC INC as the Owner and Downing Construction as the developer of the property located at 404 N Jefferson Way, we request a front yard setback variance from the C-2 Zoning District requirement of a minimum 40 ft. front yard setback. The owner proposes to construct a building addition to the existing Anytime Fitness building situated on 400 N Jefferson Way. The current Anytime Fitness Building has a varying front façade and sits between 15 and 20 ft. back from the Jefferson Way ROW line.

Background: The owners of Anytime Fitness wish to expand their current business at the current location. The current property does not have space to provide for a building addition and parking expansion. They were able to purchase the adjacent property to the north with the intent to extend the building and parking to the north while utilizing the existing drive approach on E Clinton Ave. as the site access.

Proposal: The developer’s intent is to carry the same front facade north along N Jefferson Way with the west façade of the building addition being no closer to N Jefferson Way than the current structure. The planned building expansion is designed to blend with the existing structure, using the like materials, colors, rooflines, and architectural details to ensure a complimentary look. From the street, it will feel like part of the original building, not an add-on. The goal is to create a cohesive, well-matched design that respects the character of the current structure while providing the extra space needed.





Other Considerations: 1.) To redevelop the 404 Jefferson Way parcel, (80' x 228'), as a stand-alone site plan that meets all current zoning setbacks and metrics is essentially impossible. The most logical future for the parcel is to co-develop as an expansion of one of the adjacent properties. 2.) The building expansion as proposed will eliminate the driveway connection out to N Jefferson Way. This is a benefit for the N Jefferson Way highway corridor. 3.) Along the Jefferson Way Corridor between E 2nd Ave. and E Girard Ave., only about 50% of structures meet the 40 ft. front setback requirement. To grant the setback variance at this location, would not detract from the corridor and the adjacent properties and the building expansion would not appear to look out of place.

We look forward to presenting the request at your November 5, regular meeting and anxiously await your consideration and approval. Please feel free to contact me at your convenience should you have any questions or comments.

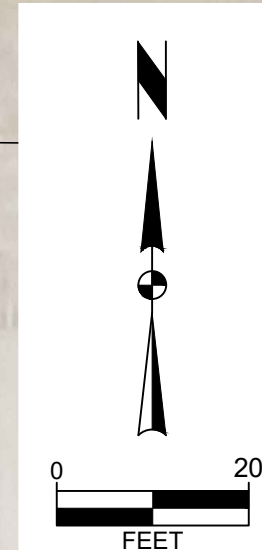
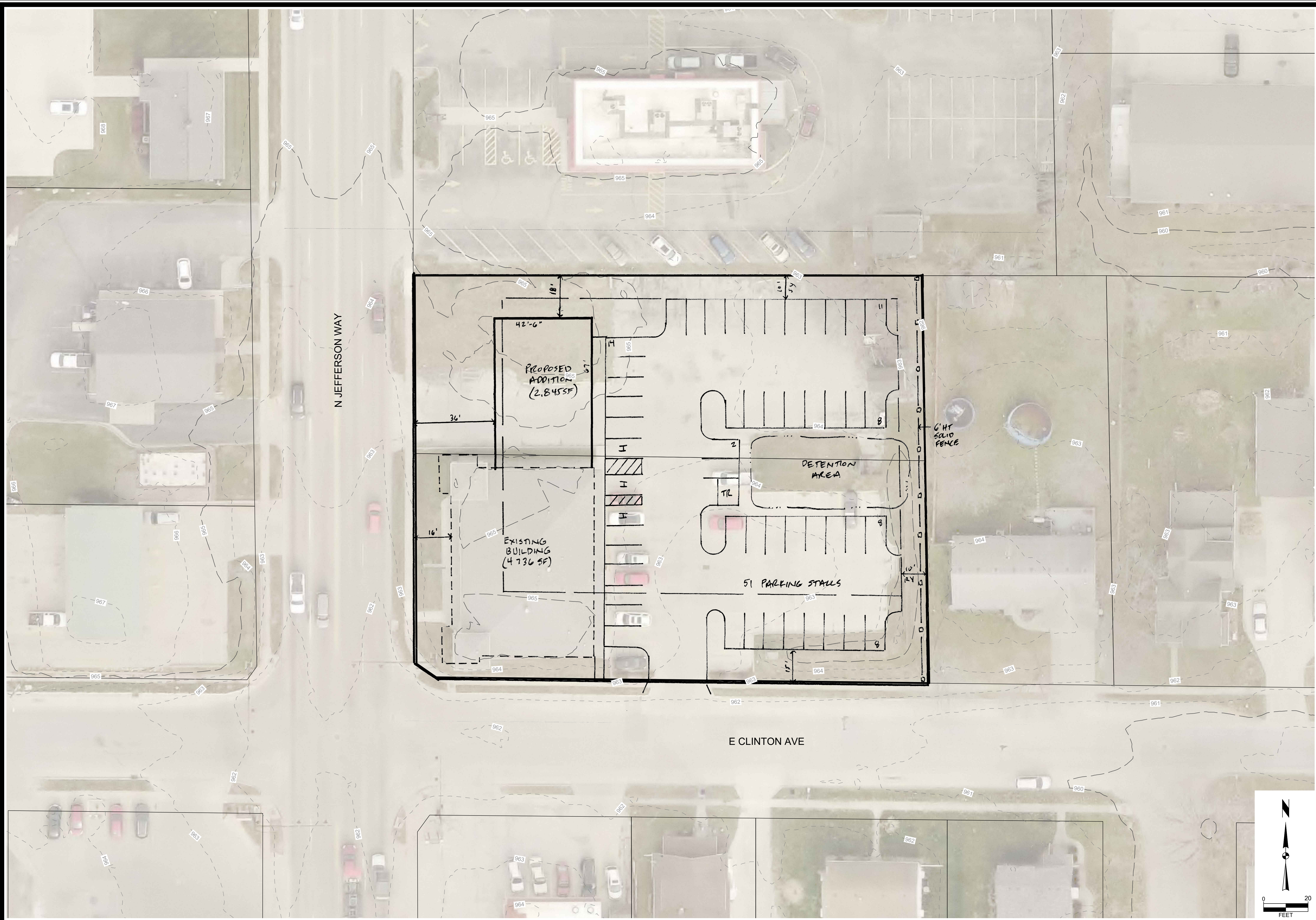
Sincerely,

SNYDER AND ASSOCIATES, INC.

Monte Appelgate, PLA

cc: Will Poffenberger – Downing Construction, Inc.

P:\Projects\2024\Indianola\Anytime Fitness\CONCEPT.dwg TLM SCH LCKMAN 2024 EXHIBIT 1 2024/10/28 3:27 PM ANSI FULL BLEED D (34.00 X 22.00 INCHES)



**ANYTIME FITNESS
CONCEPT LAYOUT - C**



Project No: 125.0000.00
Sheet C000

INDIANOLA, IOWA

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

MARK	REVISION	DATE	BY
Engineer: MAA	Checked By: MAA	Scale: 1" = 20'	
Technician: TLS	Date: 10/28/2025	T-R-S: TTN-RRW-SS	
Project No: 125.0000.00			Sheet C000



NOTICE OF PUBLIC HEARING

October 24, 2025

Re: Proposed Variance – 400 / 404 North Jefferson Way

Dear Property Owner:

The City of Indianola has received a variance application from K C, Inc. (Anytime Fitness), property owner of 400 and 404 North Jefferson Way, which is located north of West 2nd Avenue on the east side of North Jefferson Way. The owner has filed for a variance from §165.05(3) of the Indianola Municipal Code which states that “The minimum front yard setback in the C-2 zoning district shall be 40 feet.” The applicant is requesting the variance to permit the construction of a building addition that would not meet the required front yard setback.

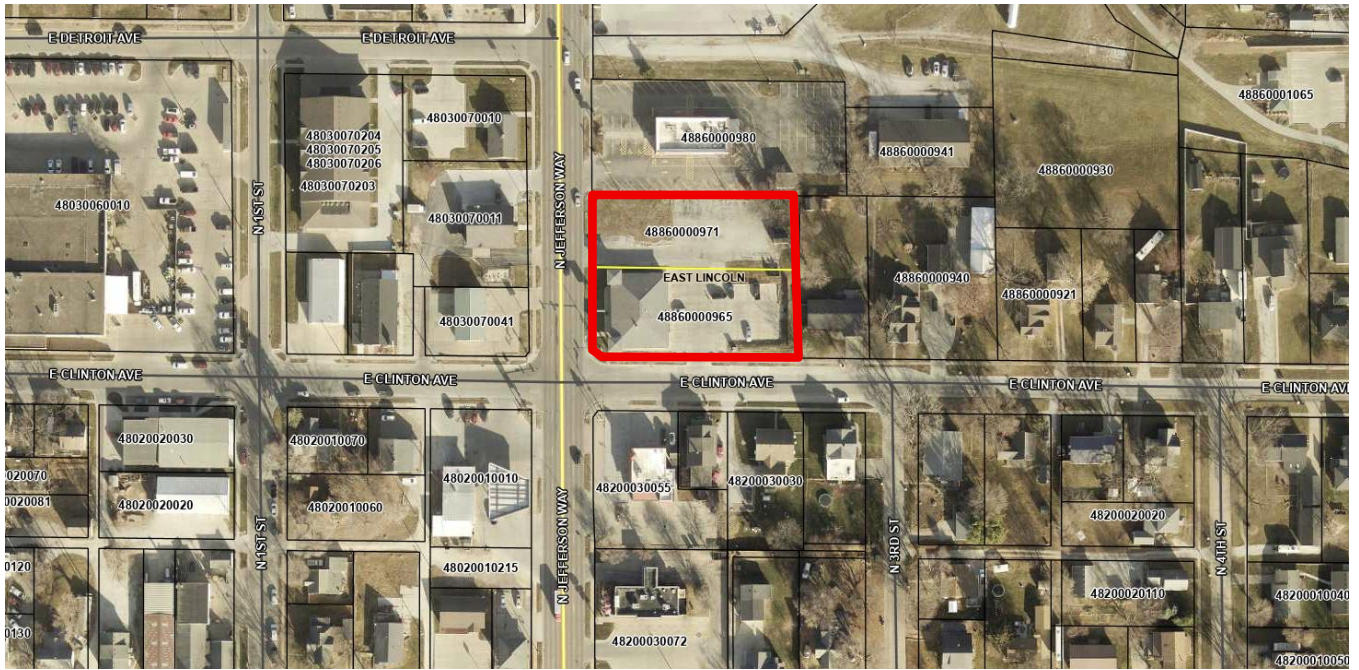
The Indianola Board of Adjustment will hold a public hearing at **6:00 p.m., Wednesday, November 5, 2025, at Indianola City Hall, City Council Chambers, 110 North 1st Street, Indianola, IA.**

§165.02 of the Indianola Municipal Code states that the Board of Adjustment has the power to “To grant a variance from the terms of the Zoning Ordinance when a property owner can show that the owner’s property was acquired in good faith and where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property, or where by reason of exceptional topographical conditions or other extraordinary or exceptional situation, the strict application of the terms of the Zoning Ordinance actually prohibits the use of such property in a manner reasonably similar to that of other property in the same district, and where the Board is satisfied under the evidence before it that a literal enforcement of the provisions of the Zoning Ordinance would result in unnecessary hardship; provided, however, all variations granted under this clause shall be in harmony with the general purpose and intent of the Zoning Ordinance..” Such a variance cannot be granted unless it meets certain criteria.

All interested parties are invited to attend the public hearing and express their opinions pro or con. Any written comments received on or before this date by the City Zoning Administrator will be considered to be part of the hearing as well. If you have any questions concerning the application or if you would like additional information, please call the Community Development Department at 515-961-9430.

Sincerely,

Bill Mettee
Senior Planner



ABOVE: Subject property (outlined in **RED**).