



CITY OF INDIANOLA BOARD OF ADJUSTMENT MEETING

November 5, 2025

6:00 PM

City Council Chambers

Minutes

1. Call to Order

The meeting was called to order at 6:24 PM.

2. Roll Call

Members present: Jane Whalen, Deidre Hoover, Sue Edwards.

Members not present: Lee Bash, Rene Soldwisch.

Staff members present: Bill Mettee, Tara Bosteder.

3. Agenda Approval

A. Approval of the November 5, 2025 agenda.

Whalen made a motion to approve the agenda.

Edwards seconded the motion.

Motion was passed with a unanimous vote.

4. Minutes Approval

A. Approval of the October 1, 2025 meeting minutes.

Whalen made a motion to approve the meeting minutes.

Edwards seconded the motion.

Motion was passed with a unanimous vote.

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.

Mettee presented the variance request and related staff report.

There were no questions or comments.

Whalen made a motion to approve the request as submitted.

Edwards seconded the motion.

Motion was passed with a unanimous vote.

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.

Mettee presented the variance request and related staff report, which was a combined report for this agenda item as well as agenda item C.

There were no questions or comments.

Whalen made a motion to approve the request as submitted.

Edwards seconded the motion.

Motion was passed with a unanimous vote.

- 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.

There were no questions or comments.

Whalen made a motion to approve the request as submitted.

Edwards seconded the motion.

Motion was passed with a unanimous vote.

- 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.

Mettee presented the variance request and related staff report.

The exterior of this addition will match the exterior of the existing building.

Whalen made a motion to approve the request as submitted.

Edwards seconded the motion.

Motion was passed with a unanimous vote.

6. Comments

The Board and Staff welcomed the newest member, Sue Edwards.

7. Adjourn

Whalen made a motion to adjourn the meeting.

Edwards seconded the motion.

The meeting was adjourned at 6:41 PM.