

INDIANOLA PLANNING AND ZONING COMMISSION
REGULAR MEETING
JULY 14, 2015
6:00 P.M.

The meeting was called to order by Vice Chairperson Joe Butler and on roll call the following members were present:

Joe Butler
Tiffany Coleman
Al Farris
Bob Ormsby
Josh Rabe
Misty Soldwisch

Also present: Dan Rittel of ERG, Russ Sandquist of Sandquist Investments, Mindi Robinson and Chuck Burgin.

The minutes of the June 9, 2015 meeting were approved on a motion made by Farris and seconded by Rabe. Question was called for and on voice vote Vice Chairperson Butler declared the motion carried unanimously.

Consider request from Russ Sandquist to seek Alternate Method of Approval of the Site Plan Ordinance at 507 East 2nd Avenue.

Chuck gave some background information on the property stating the original building permit was issued for the storage facility in September of 2011. This department has attempted to gain building code and site plan ordinance compliance with the original owner, eventually placing a stop work order and revoking the building permit in December of 2013. Russ Sandquist purchased the property in October of 2014 and has applied for a building permit to finish placing a second storage building on the lot.

Chuck and Mr. Sandquist have been working together to gain compliance with the site plan ordinance. Chuck informed the commission that Mr. Sandquist has agreed to the following recommended changes.

1. The lot is zoned C-2 (Highway Commercial), however residential zoning is present on all sides other than the frontage. Russ has agreed to install a 6' double faced wooden fence on these three sides for the buffer compliance.
2. Remove the E.F.I.S. material on the existing north elevation and install 42" culture stone ledge and finish with vertical cedar siding.
3. Remove the E.F.I.S. material on the west and east elevations and replace it with a two color metal vertical siding.
4. Construction the second building with the same exterior materials.

Chuck recommends approval for the following reasons:

1. The walls perpendicular to the highway require 30% of an approved material. The wooden fence will conceal all of the required material from view.
2. E.F.I.S. is an approved material, however the proposed materials in my opinion will enhance the aesthetics of the frontage of both buildings.
3. In my opinion, requiring an approved material between all the garage doors does very little to enhance the aesthetics of the building.

Commission expressed concern regarding the proposed metal siding and the removal of E.F.I.S. Commission further discussed the various materials allowed within the site plan ordinance, the walls perpendicular to the highway requiring 30% of approved material and whether the buildings will be screened enough from view.

After discussion, Chuck reviewed Commission's suggestions as follows.

1. Allow metal paneling on the bottom 42" of west elevation of existing building in lieu of E.F.I.S.
2. Approve 42" culture stone on both buildings south elevation.
3. E.F.I.S. to remain above metal.
4. Allow two color metal siding on east side.
5. Owner agrees the fence to remain after any future rezoning or building's exterior walls must comply with site plan ordinance.
6. Proposed building to match proposed materials on existing building.

Mr. Sandquist agreed to these terms.

Motion was made by Rabe and seconded by Ormsby to approve the request from Russ Sandquist to seek Alternate Method of Approval of the Site Plan Ordinance at 507 East 2nd Avenue with the six Commission suggestions agreed upon and the four staff recommended changes. Question was called for and on voice vote Vice Chairperson Butler declared the motion carried unanimously.

Consider request from Steve Darr of Deer Run Golf Course to rezone a portion of Lot 3 of the Deer Run Subdivision from C-2 (Highway Commercial) to R-5 (Planned Residential District) and locally known as the 300 to 400 Block of South Y Street.

Chuck reviewed the request stating a development plan is required when rezoning to R-5. The preliminary plat for the area was approved at the Commission's June meeting. The new zoning boundary matches the property lines of both the proposed plat and the commercial plat along Highway 92.

Farris made a motion to approve the request from Steve Darr of Deer Run Golf Course to rezone a portion of Lot 3 of the Deer Run Subdivision from C-2 (Highway Commercial) to R-5 (Planned Residential District) and locally known as the 300 to 400 Block of South Y Street.

Chuck explained the existing 60' storm sewer easement, as shown on the development plan, will be used as a partial buffer between the commercial and residential

property when the final plat of Deer Run Plat 7 comes before the Commission in the future.

Ormsby seconded the motion to approve the request. Question was called for and on voice vote Vice Chairperson Butler declared the motion carried unanimously.

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

Joe Butler, Vice Chairperson

Mindi Robinson