



— PLANNING AND ZONING COMMISSION —

MINUTES OF PLANNING AND ZONING MEETING

May 12th, 2020

6:00pm

The meeting was called to order by Chairperson Josh Rabe and on roll call the following members were present:

Josh Rabe

Al Farris (via Zoom)

Misty Soldwisch (via Zoom)

Jeromy Pribil (via Zoom)

Joe Butler (via Zoom)

Sarah Ritchie (via Zoom)

Erin Freeberg (via Zoom)

Bob Ormsby (via Zoom)

Becky Needles (via Zoom)

Staff Present: Charlie Dissell, Cortney Marmon

Public Present: Tom Charlton 611 E Scenic Valley, Ross Dale 615 E Scenic Valley, Seth Moulton 2074 NW 86th St Ankeny, IA (Representing DR Horton), Jake Collin (Representing Jerry's Homes), Melissa Hills (representing Civil Engineering)

Commissioner Butler moved to approve the agenda of the May 12th, 2020 meeting and Commissioner Freeburg seconded the motion. On roll call the vote was AYES: was AYES: Rabe, Farris, Soldwisch, Pribil, Ormsby, Butler, Ritchie, Needles Opposed: None. Whereupon the Chairperson declared the motion carried unanimously.

Commissioner Pribil moved to approve the minutes of the April 21st, 2020 meeting and Commissioner Ritchie seconded the motion. On roll call the vote was AYES: was AYES: Rabe, Farris, Soldwisch, Pribil, Ormsby, Butler, Ritchie, Needles Opposed: None. Whereupon the Chairperson declared the motion carried unanimously.

Consider recommendation on request for approval of a Preliminary Plat for Summercrest Subdivision

Mr. Dissell provided an overview, reviewed staff report

Commissioner Farris wanted to know how this proposed plat fits the requirements since many of the lots do not have 60 ft width

Mr. Dissell said that R5 zoning allows for unique design and the width can be changed to what the commission sees fit
Commissioner Farris read from the code and said that minimum lot width is not mentioned or varying it

Mr. Dissell pulled up code page 1027 to review under standards and requirements, stated his interpretation is that the yard requirements include the minimum lot widths even if it is not mentioned directly

Commissioner Farris stated he disagrees, that lot width is the only thing not specified

Mr. Dissell stated it did state variations in yard requirements are allowed

Commissioner Ritchie wanted to know if similar lots were looked at similarly

Mr. Dissell stated he believed so and would check, shared prelim plat that was approved in 2015 which was approved under the R3 standards

Public Comment:

Tom Charlton 611 E Scenic Valley read letter signed by 52 people near where the parcel is to be put from 05/09/2020, not wanting the development to proceed

Ross Dale 615 E Scenic Valley stated looking at homes and promised size of sq ft, with suggested price range, it would be impossible to have a home that size, wondering where numbers came from and would caution to hold them to that price range or question if you would even want them to be that cheap

Seth Moulton 2074 NW 86th Pl Ankeny, IA (DR Horton Rep) stated respects concerns because they have not built in the community, started business in 2015 and sold to DR Horton, stated able to add sq ft to homes through national accounts, stated he has been a licensed realtor for 18 years and would cooperate with local realtors, mentioned state of Iowa follows national building codes and they follow all building codes and city guidelines, do use local contractors, stated sq ft of homes is actual sq footage of homes without garages, has 280 homes in Des Moines under construction, uses energy codes, try to make the homes as perfect as possible, built over 60,000 homes a year and bound to have some complaints, will bring tremendous value to the community

Tom Charlton asked how many of these homes will have basements

Seth Moulton said they allow the market to determine what they will be building, most homes will have basements, can be built on slabs as well

Commissioner Ritchie asked for Mr. Dissell to summarize recommendation again

Mr. Dissell summarized recommendations

Commissioner Pribil asked if we are adopting a variance because this area is hard to develop or because we are trying to squeeze homes into Indianola, stated would want this built across or near his home, much better than multi family dwelling

Commissioner Soldwisch stated that there is no conflict on her part, no relationship or financial gain involved

Commissioner Rabe stated Commissioner Soldwisch has no conflict and has always recused herself when she does have conflict

Commissioner Soldwisch stated that she did represent Classic Builders before it was bought out by DR Horton and that is where the relationship ceased, does know them as she has been part of the real estate community for 20 years

Commissioner Butler stated that he didn't want to set a precedence of approving variances, but with the rezoning we actually reduce density, because they would-be single-family homes and there wouldn't be multifamily dwellings which would be allowed without approval of the variance

Commissioner Soldwisch stated that alot of the concern that has been expressed has been with what kind of effect this will have on current property value, stated market standards change and based off the market the average list price of active homes is 255k throughout the metro, would not have any issue living near new construction homes

Commissioner Ritchie stated that the comprehensive plan states we have the need for this type of housing

Commissioner Farris stated he is concerned about the plat because it changes the min lot size acceptable in Indianola, not opposed to a smaller lot but does not think this is the way to establish a lot size, thinks it should be through changes in the zoning code, also does not think commission has the authority to approve lots less than 60 feet wide, opposed to prelim plat

Commissioner Butler moved to approve the recommendation on the request for approval of a Preliminary Plat for Summercrest Subdivision with the following conditions:

1. The development plan be updated to show minimum setbacks of 25 feet in the front, 30 feet in the rear, and 8 feet on the sides, plus a minimum lot area of 7,200 square feet for lots that are adjacent to the boundaries of the existing lot.
2. The development plan be updated to include landscaping standards that will be included for each lot, as well as perimeter landscaping that will be included along the south side of the development.
3. The development plan be amended to state minimum lots sizes will be 6,000 square feet
4. The development is restricted to single-family lots.

Commissioner Ritchie seconded the motion. On roll call the vote was AYES: Rabe, Needles, Butler, Soldwisch, Ritchie, Ormsby, Freeberg NAYS: Farris, Pribil. Whereupon the Chairperson declared the motion approved.

Consider recommendation on request for approval of a Preliminary Plat of Survey in unincorporated Warren County

Mr. Dissel Provided an overview

Commissioner Soldwisch moved to approve the request for approval of a Preliminary Plat of Survey in unincorporated Warren County Commissioner Farris seconded the motion. On roll call the vote was AYES: Rabe, Farris, Butler, Soldwisch, Pribil, Ritchie, Ormsby, Freeberg, Needles NAYS: None. Whereupon the Chairperson declared the motion approved unanimously

Consider recommendation on request for approval of a Preliminary Plat for Ashton Park Plat 7

Mr. Dissell provided an overview

Commissioner Farris asked about the gravel turn around, wanted to know if it was legal for us to say that if 19th wasn't put through all the way that the gravel turnaround has to be turned into a cul de sac

Mr. Dissell stated that if the plan is showing Boston going through then they have looked into it but if E Boston is not punched through then we would look at gravel turn around would be turned into a permanent turnaround

Jake Collin with Jerry's homes, stated there is not economical reason they wouldn't develop the entire property, originally designed some cul de sacs but changed that for the city, has been very cooperative through the process, will see the project through, will continue to develop area

Melissa Hills with civil engineering consultants, has designed for Boston Ave to come through, have planned for roadway design

Commissioner Ormsby asked if detention was meant to handle both sides of street

Melissa said there will be detention on both sides of the street

Commissioner Farris moved to approve the request for approval of a Preliminary Plat for Ashton Park Plat 7

Commissioner Ormsby seconded the motion. On roll call the vote was AYES: Rabe, Farris, Butler, Soldwisch, Pribil, Ritchie, Ormsby, Freeberg, Needles NAYS: None. Whereupon the Chairperson declared the motion approved unanimously

West Of The 5th P.M., City of Indianola, Iowa, from A-1, Agricultural Zoning District to A-2 Mixed Agricultural Zoning District Commissioner Soldwisch seconded the motion. On roll call the vote was AYES: Rabe, Farris, Butler, Soldwisch, Pribil, Ritchie, Ormsby, Freeberg NAYS: None. Whereupon the Chairperson declared the motion approved unanimously

Comments: None

Commissioner Pribil moved to adjourn the meeting and Commissioner Ritchie seconded. Meeting was adjourned at 7:15pm.



Josh Rabe, Chairperson



Charlie Dissell, Director of Community Development