



— PLANNING AND ZONING COMMISSION —

MINUTES OF REGULAR MEETING

August 13, 2019

6:00 P.M.

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

Josh Rabe
Misty Soldwisch
Joe Butler
Al Farris
Erin Freeberg
Becky Needles
Jeromy Pribil

Commission Members Absent: Ron Fridley, Bob Ormsby, Sarah Ritchie

Staff Present: Charlie Dissell, Jackie Raffety

Public Present: Randy and Sue Edwards, 800 East Trail Ridge Place; Patrick and Leanne Rist, 808 East Trail Ridge Place; Barb Yearous, 1301 South K Street; Mindi Robinson, 804 North B Street; Elodie and Sandy Opstad, 510 West Ashland Avenue; Dwight and Pat Hicks, 906 North C Street; Don Strauch, 616 Trail Ridge Road; Bart Young, 808 Trail Ridge Road; Erin Griffin, 805 East Scenic Valley Court; Phil and Gloria Steger, 1425 Warrior Run Road; Natalie Smothers, 807 North B Street; Joel Hoger, 900 North B Street; Jill Johnston, 306 West Girard Avenue; Joe Gezel, 509 West Clinton Avenue; Mark Ziino, 810 North D Street; Judy and John Pauley, 210 West Girard; Mayor Kelly Shaw, 101 Phillip Place.

Commission member Farris moved to approve the minutes of the July 9, 2019, meeting and Needles seconded the motion. On roll call the vote was AYES: Rabe, Soldwisch, Farris, Butler, Freeberg, Pribil and Needles. NAYS: None. Whereupon the Chairperson declared the motion carried unanimously.

Chairperson Rabe asked if there were any from the public that would like to speak on an item not listed on the agenda. Hearing none, Chairperson Rabe closed public comments.

Consider request from Paul D/Rheanna M Edenburn, Timothy J/Shelli R Mc Connell, John R/Linda H Benoit and Michael/Natalie Smothers for a right-of-way vacation and conveyance of the north and south alley lying adjacent to Lots 1-4, in Block 20 of College Addition to the City of Indianola.

Charlie Dissell explained the request. Commission member Needles moved to approve a request from Paul D/Rheanna M Edenburn, Timothy J/Shelli R Mc Connell, John R/Linda H Benoit and Michael/Natalie Smothers for a right-of-way vacation and conveyance of the north and south alley lying adjacent to Lots 1-4, in Block 20 of College Addition to the City of Indianola with the condition that a public utility easement for the sanitary sewer main be maintained and recorded with the proposed right-of-way vacation. Commission member Butler seconded the motion. On roll call the vote was AYES: Rabe, Soldwisch, Farris, Butler, Freeberg, Pribil and Needles. NAYS: None. Whereupon the Chairperson declared the motion carried unanimously.

Consider request from Steger Construction Inc. to rezone property located in the Northeast Quarter of the Southwest Quarter and the Northwest Quarter of the Southeast Quarter of Section 18, Township 76 North, Range 23 West from R-3 (Mixed Residential) and C-2 (Highway Commercial) Zoning Districts to R-3 (Mixed Residential) Zoning District.

Chairperson Rabe opened the meeting for comments on the rezoning request from Steger Construction. Commission member Soldwisch recused herself from the discussion and vote. Charlie Dissell explained the request. Aaron Griffiths, with Snyder and Associates, offered to answer questions on the rezoning on behalf of Steger Construction. He recommended approval of the request.

Commission member Pribil moved to approve the request from Steger Construction Inc. to rezone property located in the Northeast Quarter of the Southwest Quarter and the Northwest Quarter of the Southeast Quarter of Section 18, Township 76 North, Range 23 West from R-3 (Mixed Residential) and C-2 (Highway Commercial) Zoning Districts to R-3 (Mixed Residential) Zoning District. Commission member Butler seconded the motion. On roll call the vote was AYES: Rabe, Farris, Butler, Freeberg, Pribil and Needles. NAYS: None. Abstain: Soldwisch. Whereupon the Chairperson declared the motion approved.

Commission member Sarah Ritchie arrived at the meeting at 6:11 pm.

Consider request from Capone Property Management, LLC for approval of a Plat of Survey at 1109 South K Street.

Chairperson Rabe opened the meeting for comments on the request for approval of a Plat of Survey at 1109 S K St. Charlie Dissell explained the request. Barb Yearous, owner of the Corn Crib Bed and Breakfast at 1301 S K, asked about the paving of S K St.

Commission member Farris moved to approve a request from Capone Property Management, LLC, for approval of a Plat of Survey at 1109 S K St with the condition that the right-of-way along South K Street be separated in another parcel and be deeded to the City. Commission Member Soldwisch seconded the motion. On roll call the vote was AYES: Rabe, Soldwisch, Farris, Butler, Freeberg, Pribil and Needles and Ritchie. NAYS: None. Whereupon the Chairperson declared the motion carried unanimously.

Consider request from Civil Engineering Consultants, Inc., on behalf of Peoples Company, for preliminary plat approval of Heritage Hills Plat 10.

Chairperson Rabe opened the meeting for comments on Heritage Hills Plat 10. Charlie Dissell explained the request. Paul Clausen with Civil Engineering Consultants at 2400 86th St, Urbandale, offered to answer questions about the preliminary plat approval of Heritage Hills Plat 10.

Bart Young, of 808 Trail Ridge Rd, requested that the area not be developed for 10 years so as not to disrupt the peace and quiet of the neighborhood.

Bob Luster, of 801 Trail Ridge, raised concerns about the increase in traffic due to construction and asked about the turn around at the end of the road. Paul Clausen answered the question.

Commission member Butler moved to approve request from Civil Engineering Consultants, Inc., on behalf of Peoples Company, for preliminary plat approval of Heritage Hills Plat 10 with the condition that a variance to the maximum depth to width ratio, listed in Section 170.13.5, be approved for Lots 2, 3 and 4. Commission Member Needles' seconded the motion. On roll call the vote was AYES: Rabe, Soldwisch, Farris, Butler, Freeberg, Pribil and Needles and Ritchie. NAYS: None. Whereupon the Chairperson declared the motion carried unanimously.

Consider zoning regulation amendment to Chapter 165, regarding fence regulations.

Chairperson Rabe opened the meeting for comments on fence regulations. Charlie Dissell explained the request. Sandy Opstad at 510 W Ashland, spoke about fence regulations. He believes that fences should be able to face whichever way the owner wants.

Commission member Soldwisch moved to approve the zoning regulation amendment to Chapter 165, regarding fence regulations and Commission member Ritchie seconded the motion. On roll call the vote was AYES: Rabe, Soldwisch, Farris, Butler, Freeberg, Pribil and Needles and Ritchie. NAYS: None. Whereupon the Chairperson declared the motion carried unanimously.

Consider zoning regulation amendment to Chapter 165, regarding Bed and Breakfast and Boardinghouse regulations. Chairperson Rabe opened the meeting for comments on Bed and Breakfasts and Boardinghouses. Commission member Soldwisch recused herself from the discussion and vote, citing a conflict of interest. Charlie Dissell explained the request. Commission members commented on and shared correspondence they have had with citizens regarding this item on the agenda.

Judy Pauley, 210 W Girard, spoke in favor of Bed & Breakfasts and Boardinghouses. She stated she did not receive information and petitions from her neighbors in a timely manner. She would like the commission to approve the amendment as presented.

Joel Hoyer, 900 N B St, wants the neighborhood to stay R-1 with no option of B&B's or boardinghouses.

Elodie Opstad, 510 W Ashland, read her letter requesting city staff to further define B&B's and boardinghouses.

Pat Hicks, 906 N C, wants B&B's to be in all R-1 areas with the requirement that owners live on the premises, limit the number of people who can live in a boardinghouse and wants the code to be more specific.

Natalie Smothers, 807 N B, wants the owner to be required to live at the B&B and would like B&B's and boardinghouses to have separate meanings.

Jill Johnston, 306 W Girard, wants B&Bs and boardinghouses to not be allowed in R-1 but to be allowed in R-3 and beyond.

Judy Pauley, 210 W Girard, believes a B&B/boardinghouse is good for Simpson College and the DMMO.

John Pauley, 210 W Girard, said a B&B/boardinghouse near Simpson has a positive impact on Simpson, DMMO and the community.

Rheanna Edinburg, 810 N C, doesn't want to live next to a boardinghouse and requests members to explore the issue further.

Commission member Al Farris spoke about having a specific definition for B&Bs and boardinghouses and where they should be located.

Commission member Ritchie asked what zoning regulations other small-town college communities have regarding B&Bs.

Commission member Butler wants City Staff do a full review of zoning ordinances regarding B&B's and boardinghouses, to know what other college communities require and to include Air B&Bs on this.

Butler moved that the City of Indianola Planning and Zoning Commission remands the zoning regulation amendment request, back to staff for further review and/or modifications and directs staff to place this item on a future Planning and Zoning agenda. Farris seconded the motion. On roll call the vote was AYES: Rabe, Farris, Butler, Freeberg, Pribil, Ritchie and Needles. NAYS: None. Abstain: Soldwisch. Whereupon the Chairperson declared the motion approved.

Community Development Director Charlie Dissell gave the Commission an update on the Prairie Glen detention basins. He let them know that property owners are responsible for the maintenance as there is no HOA in that neighborhood.

Commission member Farris moved to adjourn the meeting and Soldwisch seconded. Meeting was adjourned at 7:40 pm.



Josh Rabe, Chairperson



Charlie Dissell, Director of Community Development