



CITY OF INDIANOLA BOARD OF ADJUSTMENT MEETING

April 1, 2026

6:00 PM

City Council Chambers

Agenda

- 1. Call to Order**
- 2. Roll Call**
- 3. Agenda Approval**
 - A. Approval of the April 1, 2026 agenda.
- 4. Minutes Approval**
 - A. Approval of the November 5, 2025 meeting minutes.
- 5. New Business**
 - A. Election of Officers for 2026.
 - B. Consider variance request from JJRBS, LLC at 904 East Plainview Avenue to permit construction of a detached accessory structure that exceeds the maximum allowable size requirements.
- 6. Comments**
- 7. Adjourn**



MEMORANDUM

To: Board of Adjustment
From:
Date: April 1, 2026
Subject: Approval of the April 1, 2026 agenda.

Recommendation:

Attachments: None



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.



STAFF REPORT

TO: Board of Adjustment	PREPARED BY: Bill Mettee, Senior Planner
RE: 904 East Plainview Avenue	DATE: April 1, 2026

GENERAL INFORMATION:

Applicant / Owner: Jarid Downey, dba JJRBS, LLC

Requested Action(s) Variance from §165.04 of the Indianola Municipal Code which states that detached accessory structures shall not exceed a total of 1,800 square feet or occupy more than 10% of the total lot. The applicant wishes to demolish an existing accessory structure and construct a new structure that exceeds the maximum allowable square footage.

Location and Size: Addressed as 904 East Plainview Avenue, which is located south of East 2nd Avenue and west of South 15th Street, the parcel is 10.11-acres in area.

Land Uses and Zoning:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Single Family Residential	Low-Density Residential	A-1
North	Two Family Residential	Low-Density Residential	R-2
South	Warren County	Warren County	N/A
East	Single Family Residential	Low-Density Residential	A-1
West	Single Family Residential	Low-Density Residential	A-1

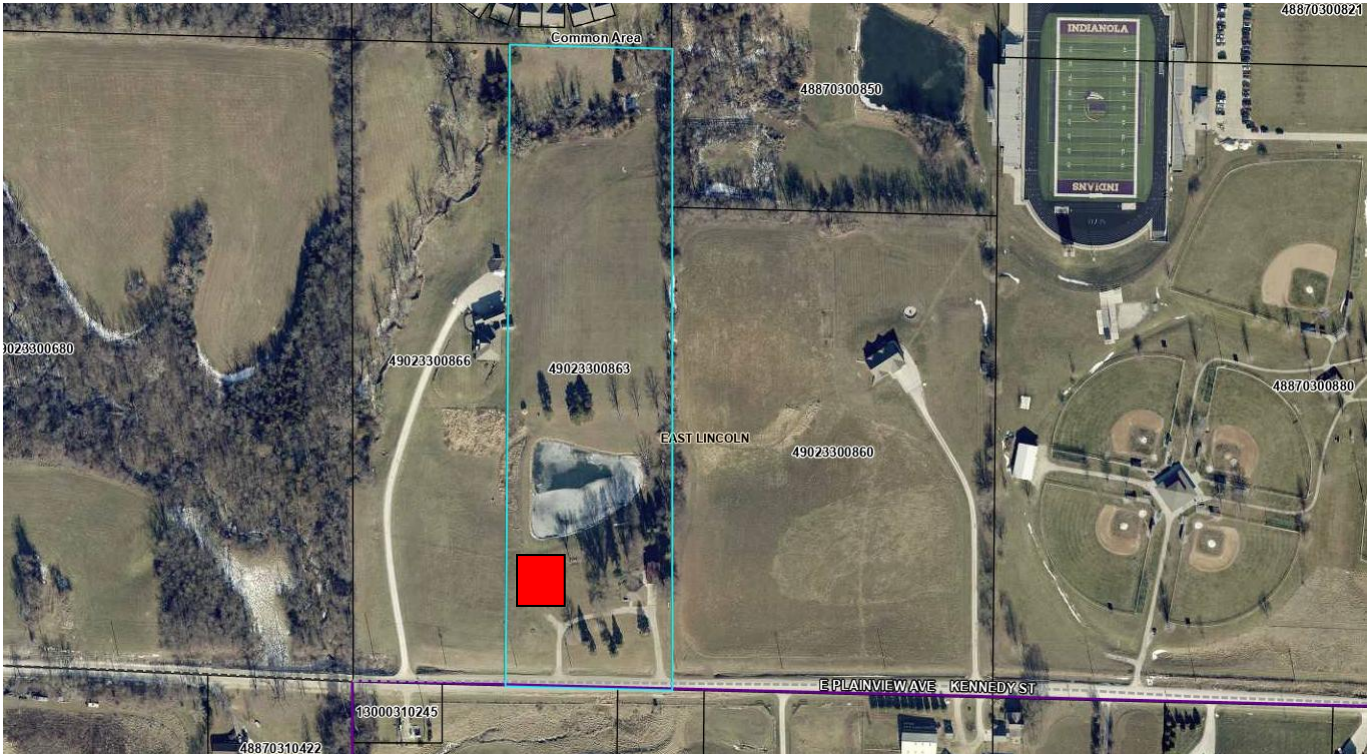
BACKGROUND:

The subject property is located on the north side of East Plainview Avenue between North Jefferson Way and South 15th Street. The property is approximately 355' x 1,330', 440,392 square feet and 10.11 acres in area. The property has an existing single-family home built on it, as well as two detached accessory structures that are approximately 24' x 40' (960 square feet each) and one detached shed that is 192 square feet. The property currently exceeds the maximum requirements of accessory structure square footage and is under the required threshold to use as a single-family residence.

Per code, only two total detached accessory structures are permitted. Therefore, the applicant wishes to demolish two of the existing accessory structures (one of the 24' x 40' and the 192-sf shed) and construct a new accessory structure that is approximately 5,400 square feet. The applicant notes the intent of a structure this large is to accommodate equipment used in the agricultural operations of this parcel and adjacent parcel to the west, also owned by JJRBS, LLC. The proposed structure will be set back from the side property line approximately 50' and from the front property line approximately 150-feet.

CODE SECTIONS RELATED TO THE REQUESTED VARIANCE:

§165.04 (2)(E)(1) Accessory Buildings and Structures. Detached accessory buildings and structures shall be limited to a maximum of two (2) total buildings, including detached garages, sheds, and above-ground pools, but not including play structures, trellises, hot tubs, or underground shelters. In total, detached accessory buildings shall not occupy more than ten (10) percent of the total lot area nor exceed a total square footage of 1,800 square feet.



ABOVE: Site plan of the property showing the requested accessory structure variance. The **RED** square shows the location of the proposed 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. Jarid Downey, the property owner, has submitted the attached Board of Adjustment application form dated March 9, 2026, stating arguments for the requested variance. Notice of the proposed variance request was mailed to surrounding property owners within a 200-foot radius on Friday March 20, 2026. At the time this report was written, staff received has one phone call asking for more information about the request.

The applicant's narrative states that, because the adjoining property to the west is owned by the same entity as the subject property, the combined area should be considered a single 20-acre lot. However, the zoning code's dimensional regulations are applied on a per-parcel basis.

In 2004, a Plat of Survey was approved to create the parcel west of the subject property to accommodate residential construction, which later occurred in 2011. Had that plat not been pursued, the subject property would indeed total 20 acres - sufficient to allow construction of the proposed accessory structure without the need for a variance.

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 the need for additional storage space for agricultural equipment used in the day-to-day operations of the business. The current zoning ordinance, which limits the size of outbuildings, was likely designed for standard residential lots and does not account for the unique operational requirements of a 20-acre agricultural tract. Compliance with these size restrictions creates a significant hardship by preventing essential equipment storage, impacting agricultural viability and creating safety risks.

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 stated that this parcel and his parcel to the west are both zoned A-1 Agriculture and Open Space and together are approximately 20-acres in area. Both parcels are used, to an extent, for agricultural purposes. The scale of the agricultural machinery required to maintain these 20-acres, specifically a skid steer, hay balers, mowers and trailers cannot be safely or effectively housed in a structure that meets the city requirements. The applicant noted that this request is the minimum relief necessary to allow for the functional operation of the land.

Public Interest and Integrity

The applicant has noted that the granting of the variance will not have a negative impact on the community or immediate vicinity. The structure will maintain substantial setbacks from all property lines and will not negatively impact the character of the locality or the value of the neighboring properties.

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. However, the zoning codes does allow variances *if* the property owner can show a hardship exists. Additionally, the Board of Adjustment must determine if the variance request meets the findings identified in Chapter 165.02.3.B.3(b). Because of this, 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 property is 10.11 acres in area and is zoned A-1 Agriculture and Open Space.
- The property has a single-family residence and three detached accessory structures.
- The applicant wishes to demolish two accessory structures and construct one building that is approximately 5,400 square feet.
- The subject property and adjacent lot are both owned by the applicant and total approximately 20 acres and both have agricultural uses tied to them. The proposed structure will house all the equipment needed in the agricultural operations in a safe and weather-tight structure.
- The Indianola ordinance states that properties can have a maximum of two detached accessory structures not exceeding 1,800 square feet total.
- Hardships must not be self-imposed (i.e., created by the property owner). In this case, the property was divided by a Plat of Survey in 2004 to allow for the construction of a home on a separate lot. As a result of that division, the original parcel now falls below the minimum lot size required in the A-1 zoning district and is therefore

March 26, 2026

limited to accessory structures not exceeding 1,800 square feet.

CITY OF INDIANOLA

Bill Mettee

Senior Planner

Attachments

- I. Completed Board of Adjustment Application – Dated 03/09/2026
- II. Public Notice sent by City – 03/20/2026
- III. Aerial Map of Subject Property
- IV. Site Plan
- V. Application

BOARD OF ADJUSTMENT APPLICATION

Community Development

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



PROPERTY OWNER

(Last Name) Downey
 (First Name) Jarid
 (Address) 904.E Plainview
 (City) Indianola (State) Ia (Zip) 50125
 (Phone) 515-240-4288 (Email) downeytire@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: 904 E Plainview
- 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 Jarid Downey
 Name (printed) Jarid Downey

Date 3-4-2026

FOR OFFICE USE ONLY:

Code to 45180

Date Received: 3/9/26
 Receipt No: _____
 Receipt Amount: 300
 BOA Agenda Date: 4/1/26

To: Indianola Board of Adjustment

From: Jarid Downey

Date: 3/9/2026

Subject: Variance Request for Agricultural Accessory Structure – 904 E Plainview Ave. and adjacent to 900 E Plainview.

I am requesting a dimensional variance to construct a 5400 square-foot outbuilding on my 20-acre property. While the property is located within city limits, it is zoned for Agriculture. The proposed building exceeds the maximum allowable size for accessory structures under Section 165.02, but it is essential for the reasonable use of this large agricultural parcel.

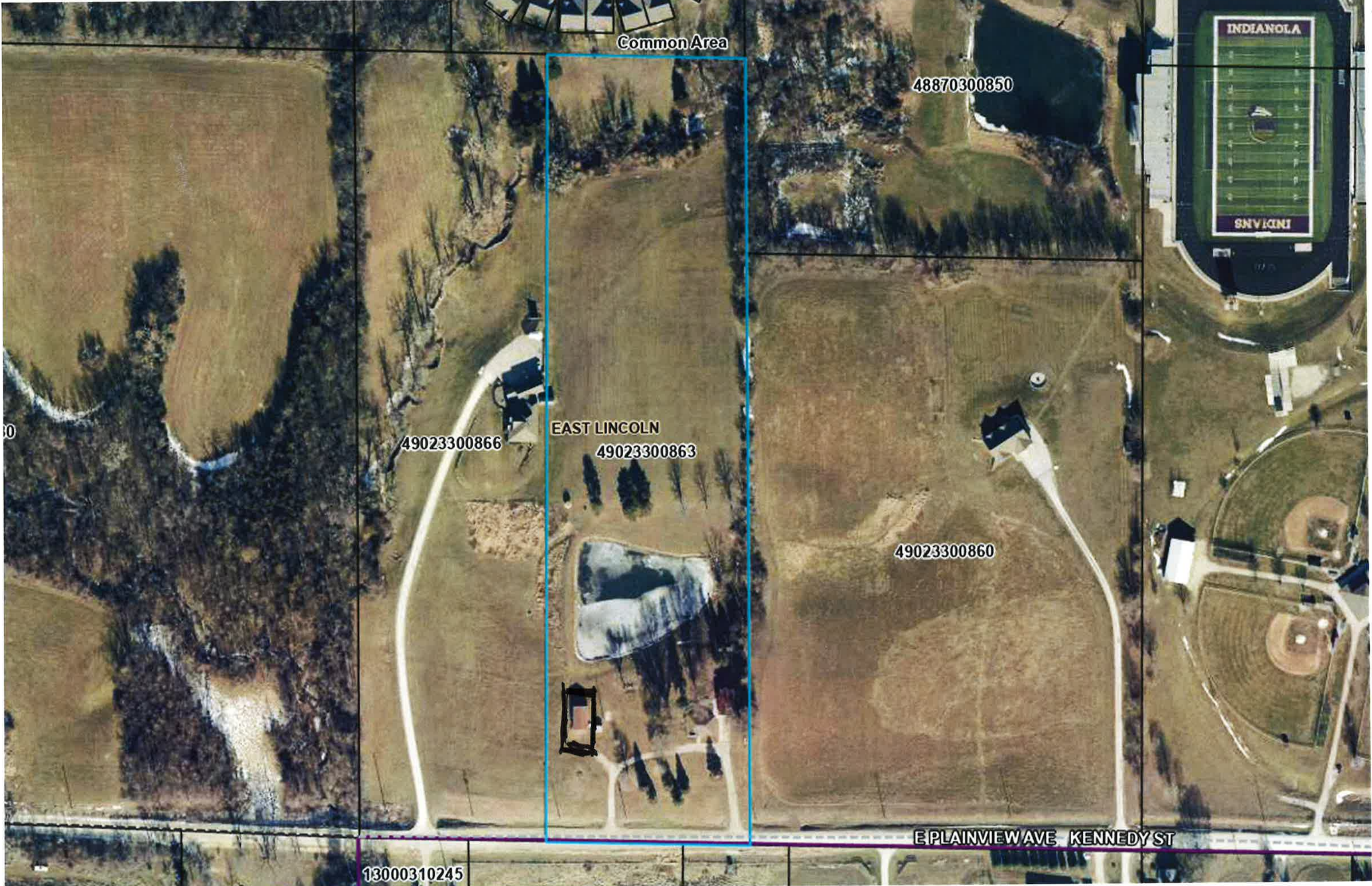
The current zoning ordinance, which limits the size of outbuildings, was likely designed for standard residential lots and does not account for the unique operational requirements of a 20-acre agricultural tract. Compliance with these size restrictions creates a significant hardship by:

Preventing Essential Equipment Storage: The scale of agricultural machinery required to maintain 20 acres—specifically a skid steer, hay balers, mowers, and multiple trailers—cannot be safely or effectively housed in a structure that meets the current city-wide cap.

Impacting Agricultural Viability: To maintain the land's productivity, I require weather-tight storage for small hay bales to prevent spoilage and ensure the safety of the feed.

Creating Safety Risks: Leaving heavy machinery outdoors increases the risk of theft, vandalism, and environmental degradation, which could be mitigated by this proposed structure.

This request is the minimum relief necessary to allow for the functional operation of the land. Given the 20-acre size of the property, the building will maintain substantial setbacks from all property lines and will not negatively impact the character of the locality or the value of neighboring properties.



Common Area

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INDIANOLA

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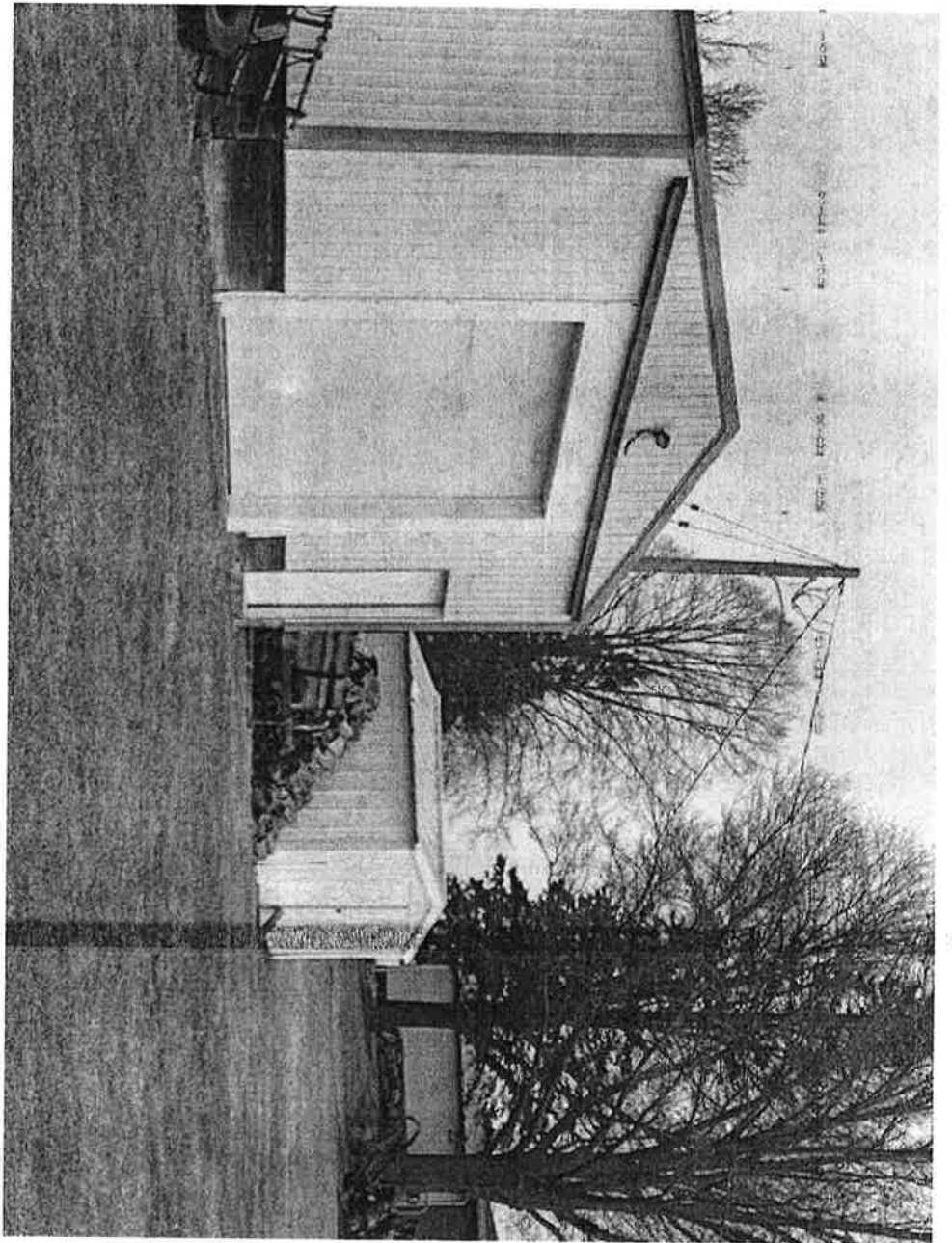
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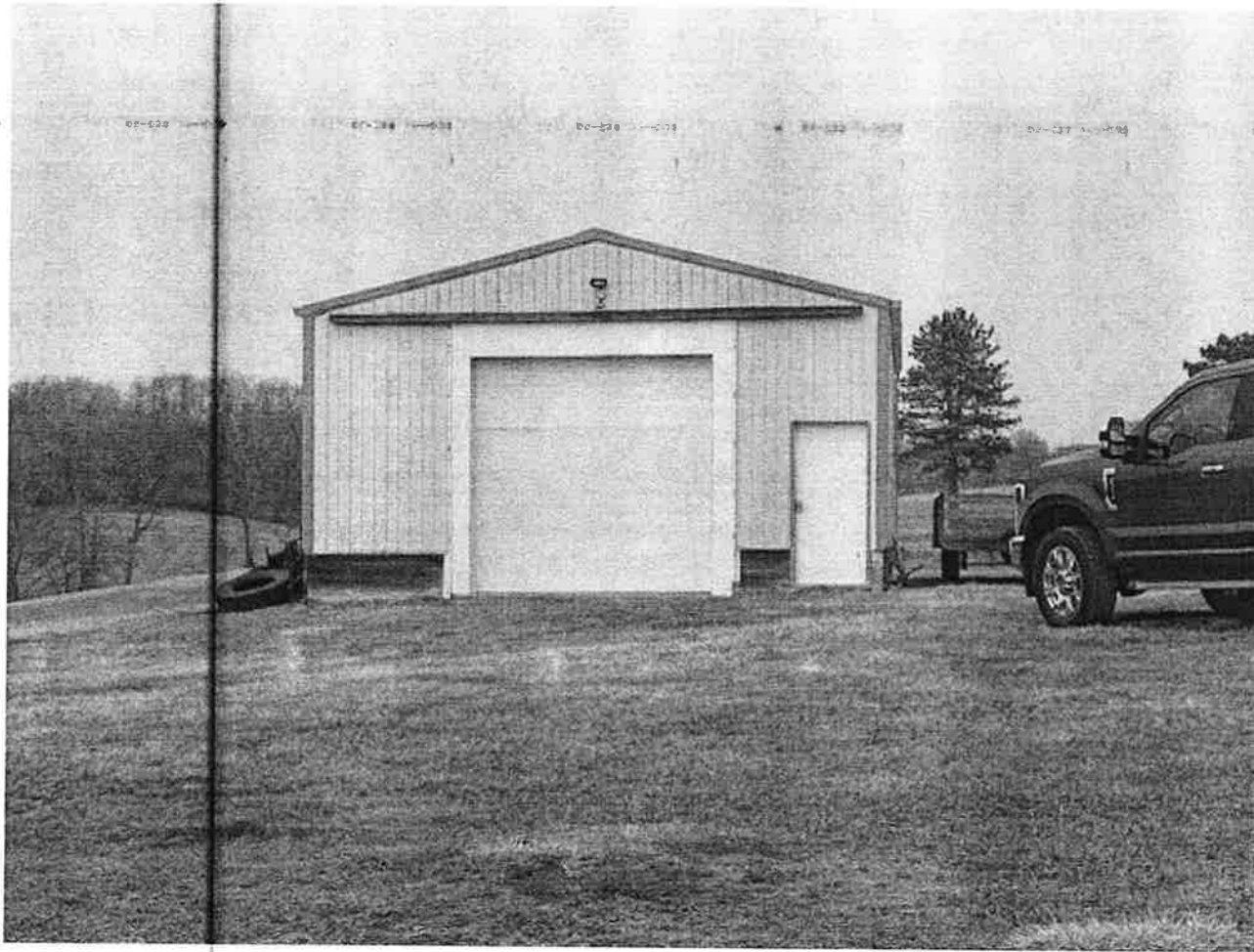
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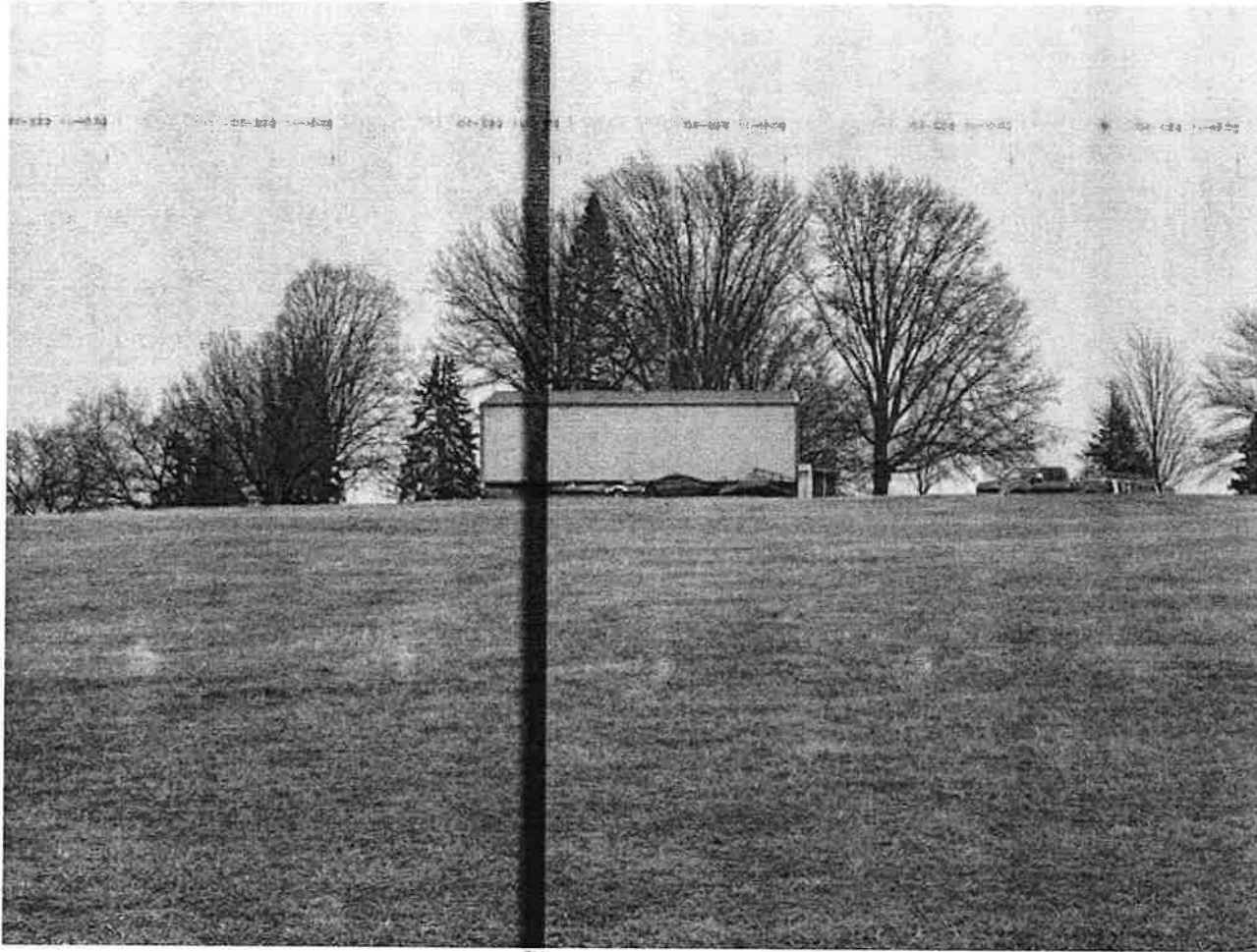
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EPLAINVIEW AVE KENNEDY ST









NOTICE OF PUBLIC HEARING

March 19, 2026

Re: Proposed Variance – 904 East Plainview Avenue

Dear Property Owner:

The City of Indianola has received a variance application from JJRBS, LLC, property owner of 904 East Plainview Avenue, which is located south of East 2nd Avenue and west of South 15th Street . The owner has filed for a variance from §165.04(2)(E)(I) of the Indianola Municipal Code which states that “In total, detached accessory buildings shall not occupy more than 10% of the total lot area nor exceed a total square footage of 1,800 square feet” The applicant is requesting the variance to permit an accessory structure that is approximately 5,400 square feet.

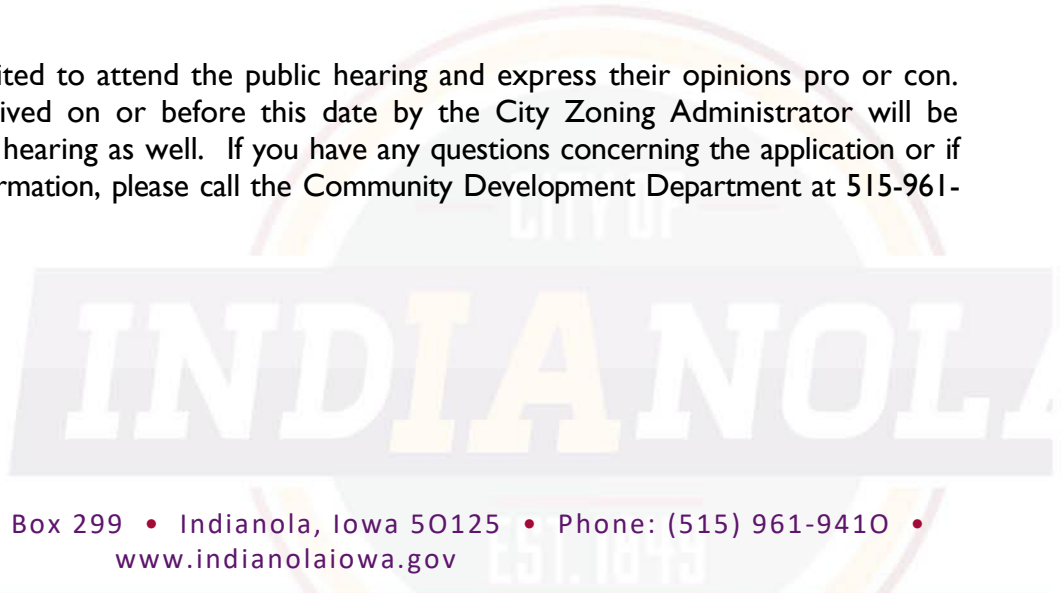
The Indianola Board of Adjustment will hold a public hearing at **6:00 p.m., Wednesday, April 1, 2026, at Indianola City Hall, City Council Chambers, 110 North 1st Street, Indianola, IA.**

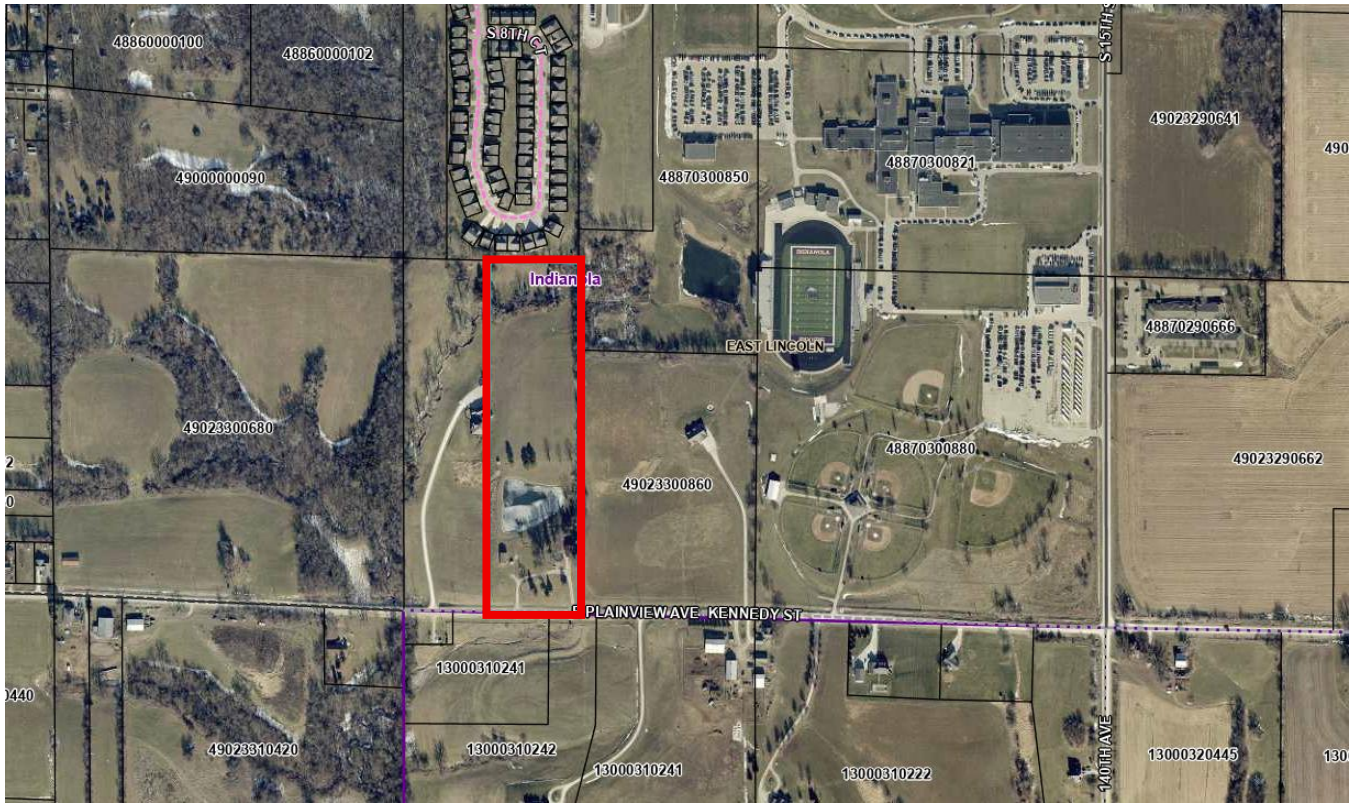
§165.02 of the Indianola Municipal Code states that the Board of Adjustment has the power to “To grant a variance from the terms of the Zoning Ordinance when a property owner can show that the owner’s property was acquired in good faith and where by reason of exceptional narrowness, shallowness, or shape 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**).