



— PLANNING AND ZONING COMMISSION —

MINUTES OF REGULAR MEETING

September 10th, 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
Joe Butler
Al Farris
Ron Fridley
Becky Needles
Jeromy Pribil
Bob Ormsby
Sarah Ritchie

Commission Members Absent: Misty Soldwisch, Erin Freeberg

Staff Present: Charlie Dissell, Cortney McAlexander

Public Present: Karl Clausen 1103 E Kentucky, Stephanie Erickson 1102 E Kentucky, Lindsey Offenburger 1003 E Madison, Jason Berggren 1006 E Madison, Maggie Berggren 1006 E Madison, Joshua and Jennifer Sharp 1008 E Lincoln, Weston Sharp 1003 Kensington Ct, Monte and Melissa Sones 1208 Lancaster Way, Brady Johnson 6303 96th Ln, Roger Lewis 900 S Y, Timm Grimm 303 E Salem, Chris Goodale 1004 E Kentucky Ave, Mark Lee 10430 Urbandale, Jen Bates 15455 Hwy 92, Pat Bates 15455 Hwy 92, Jessica Hotchkiss 1205 E Madison, Jason and Heather Glenn 1201 E Madison, Dave and Michelle Metz 1300 N 9th, Nick and Britni Horstman 1306 N 9th, Graham and Kari Albaugh 1308 N 9th, Kelly Shaw 101 Phillip Pl, Melvin Whillim 1404 N 9th, Allison Putney 1216 N 7th, Betsy Freese 603 E Hillcrest

Commissioner Butler moved to approve the agenda of the September 10, 2019 meeting and Commissioner Ormsby seconded the motion. On roll call the vote was AYES: Rabe, Farris, Butler, Ormsby, Pribil, Ritchie, Fridley, Needles. NAYS: None. Whereupon the Chairperson declared the motion carried unanimously.

Commissioner Needles moved to approve the minutes of the August 13, 2019 meeting and Commissioner Ritchie seconded the motion. On roll call the vote was AYES: Rabe, Farris, Butler, Ormsby, Pribil, Ritchie, Fridley, Needles. NAYS: None. Whereupon the Chairperson declared the motion carried unanimously.

Consider request from Steve Darr for an amendment to R-5, Planned Residence District plan for Lots 3-6 of Deer Run Plat 7.

Mr. Dissell explained the request. Commissioner Pribil moved to approve a request from Steve Darr for an amendment to R-5, Planned Residence District plan for Lots 3-6 of Deer Run Plat 7. Commissioner Butler seconded the motion. On roll call the vote was AYES: Rabe, Farris, Butler, Ormsby, Pribil, Ritchie, Fridley and Needles. NAYS: None. Whereupon the Chairperson declared the motion carried unanimously.

Consider request from Shelly A Bevard and Deon Walker for a right-of-way vacation and conveyance of the East and West alley lying North of Lot 1, in Sinderson's Subdivision

Mr. Dissell explained the request. Commissioner Butler moved to approve the request from Shelly A Bevard and Deon Walker for a right-of-way vacation and conveyance of the East and West alley lying North of Lot 1, in Sinderson's Subdivision. Commissioner Ormsby seconded the motion. On roll call the vote was AYES: Rabe, Farris, Butler, Ormsby, Pribil, Ritchie, Fridley and Needles. NAYS: None. Whereupon the Chairperson declared the motion approved.

Consider request from Tim J/Laura L Davison, Timothy G Grimm, and Jeanenne E Glascock Revocable Trust for a right-of-way vacation and conveyance of the East 75' of the West Half of the East and West alley in Block Ten of the Steele and Granthams Addition to Indianola, Iowa, and the North Half of the North and South alley in Block Ten of the Steele and Granthams Addition to Indianola, Iowa.

Mr. Dissell explained the request and discussed utilities that would need to be vacated. Commissioner Needles moved to approve a request from Tim J/Laura L Davison, Timothy G Grimm, and Jeanenne E Glascock Revocable Trust for a right-of-way vacation and conveyance of the East 75' of the West Half of the East and West alley in Block Ten of the Steele and Granthams Addition to Indianola, Iowa, and the North Half of the North and South alley in Block Ten of the Steele and Granthams Addition to Indianola, Iowa. Commissioner Butler seconded the motion. On roll call the vote was AYES: Rabe, Farris, Butler, Ormsby, Pribil, Ritchie, Fridley and Needles. NAYS: None. Whereupon the Chairperson declared the motion carried unanimously.

Consider request from Wouter-Hertzberger and Jessica E Halgren-Hertzberger for a right-of-way vacation and conveyance of the South half of the North and South alley in Block 19 of College Addition to the City of Indianola

Mr. Dissell explained the request. Commissioner Butler moved to approve request from Wouter-Hertzberger and Jessica E Halgren-Hertzberger for a right-of-way vacation and conveyance of the South half of the North and South alley in Block 19 of College Addition to the City of Indianola. Commissioner Pribil seconded the motion. On roll call the vote was AYES: Rabe, Farris, Butler, Ormsby, Pribil, Ritchie, Fridley and Needles. NAYS: None. Whereupon the Chairperson declared the motion carried unanimously.

Consider Kading Property Management requests for Cavitt Creek Condominiums

Chairperson Rabe opened the meeting for comments. Mr. Dissell explained the four requests. Chairperson Rabe confirmed all letters from concerned citizens were received by all Commission members. Mark Lee of Lee Chamberlin provided a PowerPoint presentation. Karie Ramsey Kading, 7008 Madison Urbandale, IA discussed rental costs and addressed the Commission and the public. Mr. Dissell discussed parking requests. Commissioner Pribil asked about feedback from other communities. Ms. Kading Ramsey provided feedback. Commissioner Pribil discussed concerns about police calls. Ms. Kading Ramsey discussed the crime free program. Commissioner Farris asked about greenspaces. Ms. Kading Ramsey provided information on greenspaces. Commissioner Farris asked if property would be eligible for 5-year tax abatement. Mr. Dissell confirmed it would be. Commissioner Ritchie asked what the typical length of a lease was. Ms. Kading Ramsey responded. Chairperson Rabe asked about onsite managers. Ms. Kading Ramsey provided information on this. Commissioner Butler discussed concerns about landscaping buffer. Commissioner Farris discussed property adjacent to property. Mr. Dissell stated property boundaries would not be an issue. Commissioner Farris discussed whether we were obligated to a certain number of units. Mr. Dissell provided clarification on this

Chairperson Rabe opened the meeting for comments on the four Kading properties requests. Chairperson Rabe noted that the Commission is only making recommendations, not final decisions, and each speaker was limited to 5 mins. Wes Sharp, 1003 Kensington Ct, discussed city code, stated distance was only 20 ft and needs to be 25 ft. Melissa Sones, 1208 Lancaster Way, discussed issues with homes not being shielded from townhouses due to immature landscaping also discussed storm retention areas being used as green space. Ms. Sones address concerns with traffic congestion on N 9th and asked for an exit on the back of Cavitt Creek. Monty Sones, 1208 Lancaster Way, discussed petition with over 750 signatures for people against building townhouses. Mr. Sones also discussed bad reviews online for Kading Properties.

Lindsey Offenberger, 1003 E Madison, discussed strain on community and congestion/over population as well as taxes. Tom Hertz, 1104 E Jackson Pl, discussed infrastructure and traffic congestion. Mr. Dissell responded to questions regarding to infrastructure stating it had been reviewed. Mr. Hertz discussed wanting single family homes on this land instead.

Betsy Freeze, 603 E Hillcrest, discussed traffic congestion on E Hillcrest.

Melissa Willchimi, 1103 N 9th, discussed congestion and over population as well as crime and traffic congestion discussed lack of green space no storm shelters.

Stephanie Erickson, 1102 E Kentucky, discussed traffic concerns and N 9th being dangerous, and asked about property manager concerns and how land was acquired by Kading.

Heather Glen, 1201 E Madison, discussed tax concerns and dated codes as well as city budget issues.

Dave Metz, 1300 N 9th, discussed crime concerns and home values suffering as well as lack of sidewalks

David Hotchkiss, 1202 E Madison, discussed traffic concerns and asked if property managers on site were employees.

Melissa Putney, 1212 N 7th, asked where residents lived prior to moving to Indianola and what the need for housing was.

John Parker, 308 N 16th, asked where how survey stakes are determined. Ms. Kading Ramsey and Mr. Lee discussed locating property pins for property lines.

Ms. Kading Ramsey also discussed customers being able to make complaints, pay scale for property managers, typical types of residents, and offer of fence vs tree line

Commissioner Farris asked about the proposal and wanted to know the possibility of changes. Ms. Ms. Kading Ramsey advised of proposal changes and open to changes. Commissioner Farris stated he would like less density per acre and more green space for children. Chairperson Rabe asked about decreasing density. Mr. Dissell discussed site plans being able to change. Commissioner Farris asked Kading to re-evaluate proposal. Chairperson Rabe asked Mr. Dissell if we have time to revisit. Mr. Dissell advised that there was. Ms. Kading Ramsey asked about density requirements. Mr. Dissell advised of density requirements. Chairperson Rabe asked Ms. Kading Ramsey if Kading was willing to look at less density. Ms. Kading Ramsey stated that the current density is needed.

Commissioner Ritchie asked about max number of household members and number of children allowed per unit. Ms. Kading Ramsey replied that currently the units average 1.5 kids per unit and 3.9 people per unit. Commissioner Ormsby asked about traffic impact. Mr. Dissell stated no traffic counts had been done but transportation plan was in place. Commissioner Needles stated that the Comp Plan is out of date. Mr. Dissell said future traffic was taken into consideration in the current Comp Plan. Commissioner Ritchie suggested another entry/exit option. Ms. Kading Ramsey showed all exits and entries on the site plan. Commissioner Butler stated concerns about access points. Ms. Kading Ramsey addressed concerns and discussed drives being wider by 4 ft. Chairperson Rabe discussed crime concerns. Mr. Dissell stated he spoke with Chief Button and he did not have concerns about the crime regarding the proposed Kading development. Commissioner Butler asked if the crime is similar for other density areas. Mr. Dissell responded that it did.

Commissioner Farris moved to approve request from Mark Lee of Lee Chamberlin Consultant Engineers, on behalf of Kading Properties LLC, for final plat approval of Cavitt Creek Plat 1. Commissioner Butler seconded the motion. On roll call the vote was AYES: Rabe, Farris, Butler, Pribil, Ormsby, Fridley, Needles and Ritchie. NAYS: None. Whereupon the Chairperson declared the motion carried unanimously

Commissioner Farris moved to approve request from Mark Lee of Lee Chamberlin Consultant Engineers, on behalf of Kading Properties LLC, for final plat approval of Cavitt Creek Plat II. Commissioner Butler seconded the motion. On roll call the vote was AYES: Rabe, Farris, Butler, Pribil, Ormsby, Fridley, Needles and Ritchie. NAYS: None. Whereupon the Chairperson declared the motion carried unanimously

Commissioner Farris moved to deny request from Kading Properties LLC for site plan approval of Cavitt Creek Condominiums I, a residential development on a lot exceeding 1 acre between 1404 and 1500 N 9th Street. Commissioner Ritchie seconded the motion. On roll call the vote was AYES: Rabe, Farris, Butler, Pribil, Ormsby, Fridley, Needles and Ritchie. NAYS: None. Whereupon the Chairperson declared the motion carried unanimously

Commissioner Ritchie moved to deny request from Kading Properties LLC for site plan approval of Cavitt Creek Condominiums II, a residential development on a lot exceeding 1 acre west of 1500 N 9th Street. Commissioner Fridley seconded the motion. On roll call the vote was AYES: Rabe, Farris, Butler, Pribil, Ormsby, Fridley, Needles and Ritchie. NAYS: None. Whereupon the Chairperson declared the motion carried unanimously

Commissioner Ritchie moved to adjourn the meeting and Commissioner Butler seconded. Meeting was adjourned at 8:35pm.



Josh Rabe, Chairperson



Charlie Dissell, Director of Community Development