



## CITY OF INDIANOLA BOARD OF ADJUSTMENT MEETING

May 6, 2026

6:00 PM

City Council Chambers

Minutes

### 1. Call to Order

The meeting was called to order at 6:00 PM.

### 2. Roll Call

Board members present: Jane Whalen, Lee Bash, Deidre Hoover, Sue Edwards.

Board members not present: Rene Soldwisch.

Staff members present: Bryce Johnson, Bill Mettee, Tara Bosteder.

### 3. Agenda Approval

A. Approval of the May 6, 2026 agenda.

Whalen made a motion to approve the agenda.

Hoover seconded the motion.

Motion was passed with a unanimous vote.

### 4. Minutes Approval

A. Approval of the April 1, 2026 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 Abbey Metzger at 100 Apple Circle to permit construction of a wing-style parking space that exceeds the maximum allowable width.

Mettee presented the variance request and related staff report.

Applicant explained he was requesting variance to allow for additional off street parking opportunity without having to block current garage entrance. He expects additional vehicles with new upcoming drivers in the household. He is requesting 16 feet instead of the allowed 10 feet to provide for additional navigation space.

A neighbor was also present to speak in favor of the requested variance. She provided that the neighborhood was expected to have multiple teenage drivers with additional vehicles in the near future and the cul-de-sac does not provide ideal space for street parking.

Edwards made a motion to approve the variance request as submitted.  
Hoover seconded the motion.

Motion failed with a 2-2 vote; Ayes were Bash and Edwards, Nays were Whalen and Hoover.

- B. Consider variance request from Dan Eaton at 550 South K Street to permit construction of a detached accessory structure that exceeds the maximum allowable size requirements.

Mettee presented the variance request and related staff report.

The finish for the accessory structure will be in the same color and similar metal finish as the primary dwelling.

The homeowner does not plan on running a business out of this structure. He plans to use the structure for storage of equipment and a personal office.

This parcel is a unique parcel within city limits that is landlocked, requiring an easement to provide for their driveway.

The accessory structure will be built to the Northeast of the primary dwelling in the back corner.

Whalen made a motion to approve the variance request as submitted.

Hoover seconded the motion.

Motion was passed with a unanimous vote.

- C. Consider variance request from Brett Wright at 602 West Orchard Avenue to permit construction of a home addition that would not meet the required front yard setbacks.

Mettee presented the variance request and related staff report.

Hoover made a motion to approve the variance request as submitted.

Edwards seconded the motion.

Motion was passed with a unanimous vote.

## **6. Comments**

Board Member Bash's term expires on June 30, 2026 and he will need to submit his renewal.

In the upcoming months, training will be provided through Iowa State Extension Outreach for the City's Boards and Commissions. This training will also provide legislative updates, including one that defines how variances are defined. It's no longer a hardship; it's called a practical difficulty and is a less strict requirement. The City's code will be updated to reflect this change.

The City will also be looking at reducing the minimum lot size for agricultural properties from 15 acres down to 10 acres.

- A. Future Rolling Vista Place variance.

A developer is looking to construct a fast food restaurant on the parcel north of Champion Car Wash. For this structure, the developer is going through City Council to vacate the right of way

as it is unusable. When that section is vacated, it will dissolve the property line to follow where the curved mowing currently is and the building will sit within the front yard setback. This is a unique property with three front yard setbacks with three street frontages. Before the developers incurs the cost of a site plan for submittal, they wanted to see if the Board would be considerate of the front yard setback. They would be at a setback of 38.5 feet where the ordinance calls for a 40 foot setback. They anticipate site plans being submitted and the variance brought before the Board in the near future.

The Board provided comfort that they would be considerate of the foot and half setback that would be requested.

## **7. Adjourn**

Whalen made a motion to adjourn.

Edwards seconded the motion.

Meeting was adjourned at 6:34 PM.