INDIANOLA PLANNING AND ZONING COMMISSION
REGULAR MEETING
September 11, 2018
6:00 P.M.

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

Joe Butler
Al Farris
Ron Fridley
Becky Needles
Bob Ormsby
Josh Rabe

Also present: Blaine Buenger, Kelly Shaw, Fred Dowie, Chris Seymour, Samantha Farner, Joe Gezel, Jay Koester, David Churchill, Kathleen Connor, Ryan Waller, Kristin Brekelmans

Members of the Commission absent: Misty Soldwisch, Sarah Ritchie

The minutes of the August 14, 2018 meeting were approved on a motion made by Josh Rabe and seconded by Al Farris. Question was called for and on voice vote Chairperson Butler declared the motion carried unanimously.

Consider Request from Autumn Ridge Development for the approval of the revised Preliminary Plat 3, Outlot Z of Autumn Ridge Plat 2.
Kathleen Connor with Snyder & Associates spoke to the board, explaining the preliminary plat for the new development. Kathleen reviewed materials included in the meeting packet as well as a supplemental that she distributed at the time of the meeting. Some of the comments included: the preliminary plat is compatible with the Comprehensive Plan, easements are needed for future trails, grading concerns, and detention basins and overflow maintenance. Previous concerns by Rich Parker were presented as follows: Street grades with Lincoln Ave more than SUDAS code, steep grade, 800 ft long cul-de-sac, 15ft IMU easement, to name a few.

Fred Dowie spoke to the board stating that he was not notified until just prior to the meeting of Snyder's supplemental memorandum. Jay Koester with Abaci spoke about the easements and erosion control. Samantha Farner stood to speak, asking if the detention basin would be a dry or a wet basin. Fred Dowie replied that it would be a dry basin. Chris Seymour stood to speak of her concern about the drainage in the area, due to her home being in the same area as the preliminary plat. She stated that her back yard is currently flooded, and she is concerned about the bio soil and who would maintain the overflow issues. Jay Koester stated that bio soil was suggested by Dave Moeller with Snyder Associates to control overflow to the detention pond and a way of silting erosion due to slope. Al Farris asked Jay Koester with Abaci, whose responsibility would it be to maintain the bio soil. Jay answered it would be the lot owner's responsibility to maintain.

Becky Needles asked the question of who becomes responsible if the lot owner sells the property. Mr. Koester noted that it would be the homeowner. Discussion ensued between P&Z members, which expressed concern with this proposed arrangement.

Kelly Shaw asked about the timeline of the preliminary review. Ryan Waller provided a response by reading and referencing emails to the petitioner confirming the schedule as well as noting when information was received by the petitioner and Mr. Shaw. Blaine Buenger approached the board discussing his list of questions and concerns. He spoke directly about his concerns for maintenance and issues with overflow.

Joe Butler summarized the concerns that were brought up during this meeting, regarding grading, easements, overflow and maintenance. Kelly Shaw stated that he did not receive the notification or memo regarding these concerns. Ryan Waller shared the dates and recipients from the email that was sent that included Kelly Shaw as a recipient on a September 5^{th} email that transmitted the packet.

Motion was made by Al Farris to table this item until the next PZ meeting until the issues discussed and identified in this meeting are rectified. Seconded by Ron Fridley. All ayes, the motion to table was unanimous, 6 ayes - 0 nays.

Joe Butler asked that staff provide updates regarding building permits and a follow up on previously approved items and any council responses regarding them, to the next meeting. Staff agreed.

Meeting adjourned on a motion by Ormsby and seconded by Needles. 6 Ayes – 0 Nays

Joe Butler, Chairperson	David Churchill