

INDIANOLA PLANNING AND ZONING COMMISSION
REGULAR MEETING
SEPTEMBER 12, 2017
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
Cindy Johnson
Becky Needles
Doug Opie
Bob Ormsby
Misty Soldwisch

Also present: Melissa Hills of CEC, Mindi Robinson and Chuck Burgin.

The minutes of the June 13, 2017 meeting were approved on a motion made by Opie and seconded by Johnson. Question was called for and on voice vote Chairperson Butler declared the motion carried unanimously.

The minutes of the July 11, 2017 meeting were approved on a motion made by Farris and seconded by Soldwisch. Question was called for and on voice vote Chairperson Butler declared the motion carried unanimously.

Consider Final Plat of Ashton Park Plat 6.

Chuck reviewed the original Ashton Park preliminary plat was approved in October of 1998. This is the 6th and final area to be developed from the original preliminary plat. Ashton Park Plat 6 consists of 36 lots for single family dwellings. Of the 36 lots, 26 were originally platted as part of Ashton Park Plat 5.

Ritchie entered the meeting.

Chuck further stated the following items needed clarification and have been resubmitted for Council approval.

1. Front page "Certifications" should be changed to Preliminary Plat Approved Resolution # 2016-90.
2. Location and dimensions of public sidewalks to be shown on plat.
3. Dedication of streets identified as lots A, B, C and D after plat approval and in conjunction with plat recording.

4. Attach a copy of a Drainage and Flowage Easement form to be completed for all the proposed overland drainage easements identified on the plat. This document shall be recorded in conjunction with the plat.

Commission expressed their concerns regarding the drainage issues that may result as the area begins to develop. This included the use of easements, additional sewer inlets and detention basins. Chuck responded acknowledging the concern and stated the City's consulting engineer has reviewed the plat and given approval. Melissa Hills of Civil Engineering Consultants also commented stating the Commission's concerns have been accounted for with pipe sizing, additional inlets and overflow plans.

Ormsby questioned why Clinton Avenue was not considered as a connector street. Chuck stated the Master Street Plan of the City of Indianola indicated Euclid as a connector street and not Clinton Avenue. Melissa Hills added that both Euclid Avenue and Boston Avenue to the south are connector streets.

Motion was made by Soldwisch and seconded by Opie to approve the Final Plat of Ashton Park Plat 6. Question was called for and on voice vote Chairperson Butler declared the motion carried unanimously.

Discussion of Community Development informing the Planning and Zoning Commission of projects taking place in the community. This will include site plans submitted for review with the building permit that meet staff approval and do not require Planning and Zoning Commission review. Items will be shared with the Commission monthly.

Joe Butler gave the background of the request stating many citizens recognize that he is on the Planning and Zoning Commission but do not understand that he may not know about each development occurring in the city. This request allows the Commission to be updated on a monthly basis as to the permits approved by staff versus those that require Commission review and approval. Examples of this include the McDonald's at 1207 North Jefferson Way (zoned C-2), Hardee's at 300 East Trail Ridge Avenue (zoned C-2), Hart Storage at 802 East Hillcrest Avenue (zoned M-1). Each of these site plans were submitted for approval and met all the Site Plan Ordinance criteria and therefore did not go before Commission for an Alternate Method of Approval.

Commission confirmed that the request was a good idea. Chuck agreed to begin providing this information to Commission monthly.

Meeting adjourned on a motion by Needles and seconded by Soldwisch.

Joe Butler, Chairperson

Mindi Robinson