



CITY OF INDIANOLA BOARD OF ADJUSTMENT MEETING

June 3, 2026

6:00 PM

City Council Chambers

Minutes

1. Call to Order

The meeting was called to order at 6:01 PM.

2. Roll Call

Board members present: Jane Whalen, Rene Soldwisch, Lee Bash, Sue Edwards.

Board members not present: Deidre Hoover.

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

3. Agenda Approval

A. Approval of the June 3, 2026 agenda.

Soldwisch 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 May 6, 2026 meeting minutes.

Soldwisch 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 Ryan Gross at 515 North I Street to permit construction of a new residential dwelling that will not meet the required setbacks for single-family residential dwellings.

Mettee presented the variance request and related staff report.

The new structure will face I Street, just as the current structure does. The same hardship would exist if the new structure faced Euclid Ave.

Ryan Gross, the property owner, added that the property lines and setback measurements start approximately one foot inside of the concrete sidewalk. Considering this, the new structure will still be setback over 30 feet from both streets.

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

Edwards seconded the motion.

Motion was passed with a unanimous vote.

- B. Consider variance request from Ross Bauer at 104 East Franklin Avenue to waive the two required off-street parking requirements for a proposed single-family residential dwelling.

Mettee presented the variance request and related staff report.

This property has historically been used as a print shop, but is in a residential district. Developing a single family residence on this parcel, while is allowed per zoning, does prompt the requirement of two off-street parking spots. The date of when this parcel became zoned as residential is unknown.

There are several no-parking zones surrounding the one block radius of this parcel, and parking would be pushed out at least that far. During times of snow ordinance enforcement, the resident would have to make alternate off-street parking arrangements.

This lot meets none of the current bulk regulations. There were no surveys or subdivisions found that would have allowed this lot to be subdivided. At one point in time, this parcel was part of the lot abutting it on the west side.

Additionally, there is an existing access drive off of Franklin Avenue where if the alley was vacated, the vehicles wouldn't be able to access the parking space in the alley without crossing into another private property.

Ross Bauer, property owner, asked what issue exists with the utilities in the alley as related to vacating the alley. Bauer suggested no issues with moving vehicles if work needed to be completed. Mettee answered that access to the area is required 24/7 without needing to contact property owners.

Board Member Whalen voiced concern about the property being used as a residential dwelling without allowing a place to park.

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

Whalen seconded the motion.

Motion failed by a unanimous vote.

- C. Consider variance request from Bishop Engineering on behalf of Culver's Restaurant at 1901 North Jefferson Way to permit construction of a commercial building that will not meet the required front yard setback.

Mettee presented the variance request and related staff report.

Board Member Soldwisch inquired about the possible placement of a stop sign at the intersection of the frontage road and Rolling Vista Place to address an existing blind spot at this location.

Brad Kuehl with Bishop Engineering answered that if there was anything that warranted the placement of a stop sign, they would place one there.

Board Member Bash asked about the location of the parking for dine-in customers. A site plan has been included in the meeting packet, but Kuehl explained that the current orientation of the building is what Culver's has deemed best for its operation and includes dine-in parking to the north and some to the west, and the drive comes down from Rolling Vista into the site and circles around the building. One drive-through lane will come around the curve and will separate into two on the south side of the building, leaving one lane of continuous circulation.

Bryce Johnson, Director of Community and Economic Development, commented that this parcel is a unique lot with a triple frontage road. He added that city's engineer team is working with Brad to identify and address the anticipated traffic patterns. Kuehl agreed they would work with the city to address any traffic control.

Shannon Rush, property owner adjacent to this site, addressed the Board. He said he is not opposed to the development of this site, but that a drive through restaurant, such as Culver's, is high use and not compatible this close to residential homes. He cited increased traffic throughout the day and evening, drive-through stacking, speaker noise, extended hours, and significant lighting - all of which directly impact nearby residents. He also confirmed the curve on Rolling Vista Place is a challenging traffic location.

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

Edwards seconded the motion.

Motion was passed with a unanimous vote.

6. Comments

There were no comments.

7. Adjourn

Soldwisch made a motion to adjourn.

Edwards seconded the motion.

The meeting was adjourned at 6:26 PM.