INDIANOLA PLANNING AND ZONING COMMISSION
REGULAR MEETING
OCTOBER 10, 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
Bob Ormsby
Josh Rabe
Sarah Ritchie
Misty Soldwisch

Also present: Ed Arp of CEC, Bob Downing, Dennis Herberger, Nate Allen, Doug Bylund, Dean Herberger, Andrew Hart, Karey Bishop, Randy Brandt, Dan Aldridge, Mindi Robinson and Chuck Burgin.

The minutes of the September 12, 2017 meeting were approved on a motion made by Needles and seconded by Soldwisch. Question was called for and on voice vote Chairperson Butler declared the motion carried unanimously.

Consider request for an Alternate Method of Approval as provided by section 166.06 of the Site Plan Ordinance for Andrew Hart of Hart Storage at 802 East Hillcrest Avenue for an alternate buffer fence.

Chuck reviewed the request from Andrew Hart stating at the time the building permit was issued the owner indicated a double-faced wooden fence be placed on the west property line which abuts residential zoning. Since then Mr. Hart has changed his mind and prefers to install a chain link fence with vinyl screen slats within the fence. Mr. Hart feels this type of fencing is more appropriate for the following reasons:

- Black vinyl chain link fence would have a greater aesthetics value over a longer period of time.
- There is an existing 4' high black vinyl chain link fencing that is present along the entire north property line abutting the residential development.
- This type of fencing would provide additional security over the required wood fence.

Chuck further explained the property is being developed as self-storage units within the M-1 zoning. Residential surrounds the property on the east, west and north side.

Commission expressed their concerns regarding the aesthetics of the proposed fencing. Commission further explained their concerns regarding the intent of the buffer requirement within the site plan ordinance was to obstruct the view of the industrial zoning use from that of the residential use.

Johnson questioned when the residential zoning to the west is developed whether a buffer would be required by the residential development. Chuck stated a buffer is not required by the residential developer.

Andrew Hart spoke on behalf of his request stating he proposed this type of fencing for minimal maintenance. Nate Allen of 809 Summit Place stating he had no opinion on the proposed fence.

Motion was made by Farris and seconded by Fridley to approve the Alternate Method of Approval request from Andrew Hart to construct a black chain link fence with black slats along the west property line at 802 East Hillcrest Avenue. Question was called for and on voice vote Chairperson Butler declared the motion was denied.

Consider Final Plat of Prairie Glynn Plat 1

Chuck reviewed the Final Plat stating the preliminary plat of the area was approved in January 2017. After further conversation with the adjacent property owner to the south, the plat was increased to include the extension of East Euclid Avenue which was approved in February 2017. The final plat consists of 16 lots on 4.5 acres. Chuck stated the following changes are needed prior to Council action:

1. Note on the plat indicating un-platted area should be corrected to Ashton Park #6.
2. Attached is a copy of a drainage and Flowage Easement form to be completed and filed with the recording of the plat for all the proposed overland drainage easements identified on the plat.
3. Dedication of the streets identified as lots A, B and C after plat approval and in conjunction with plat recording.
4. Location and dimension of public sidewalks to be shown on the plat.
5. Plat to be sign by registered Land Survey with State of Iowa.

Brad Cooper of Cooper Crawford and Associates spoke on behalf of the request stating he agrees with the changes and will submit for Council approval.

Motion was made by Rabe and seconded by Soldwisch to approve the Final Plat of Prairie Glynn Plat 1. Question was called for and on voice vote Chairperson Butler declared the motion carried unanimously.

Consider Preliminary Plat of Heritage Hills Plat 9

Chuck reviewed the Preliminary Plat stating the original preliminary plat (Heritage Hills Plat 6) was approved Spring 2002. Chuck further stated the area is zoned R-5 (Planned

Residential District) and the proposed development matches the R-5 zoning requirements. The plat indicates 14 lots of 8.84 acres. Chuck stated the following changes are needed prior to Council action:

1. Page 1, zoning shown as R-3 (mixed residential) to be changed to R-5 (planned residential)
2. Page 1, review the starting point of legal description (Southwest corner of Heritage Hills Plat #3)
3. Page 2, place street names on this page as well. Lot A, West Orchard Avenue. Lots B and C, North G Street and Lot D, North F Street.
4. Indicate a 15' Public Utility Easement in front of each lot including side street yards on corner lots.
5. Name and addresses of adjacent property owners to be placed on the plat.
6. Proposed street grades to be noted on the plat.
7. Verification of intersection of North G Street north of Orchard Avenue (lot C) angle of street approach Orchard Ave. is between 80 to 100 degrees.

Chuck shared the updated boundary revisions presented tonight from Cooper Crawford and Associates.

Butler stated he was abstaining from the item consideration.

Commission discussed the temporary access/turnaround and minimum acres required in an R-5 zoning classification.

Motion was made by Farris and seconded by Needles to approve the Preliminary Plat of Heritage Hills Plat 9 with the corrections requested by staff. Question was called for and on voice vote Chairperson Butler declared the motion carried.

Consider request from Indianola Parks and Recreation Department to seek Alternate Method of Approval of Site Plan Ordinance.

Chuck reviewed the request stating the intention of the Parks Department is to remove the existing masonry storage/garage and concession/shelter building and construct a concession/storage building using metal siding on all sides of the new facility. Because of the distance from the highway, limited visibility and traffic speed he supports the Parks Department request, however Chuck cautioned that the proposed building is City property and considering an alternate method to the site plan ordinance could be scrutinized. Therefore, staff recommendation is to approve the request with the installation of 42" brick ledge on the north elevation is installed.

Doug Bylund, Director of Parks and Recreation, agreed with staff's recommendation. Farris and Ormsby shared support of the request. Commission discussed similar requests including John Deere, Poindexter Flooring and Farm Service. Chuck and Doug Bylund also mentioned that bids for the project were high and therefore the proposed building may be constructed smaller than originally planned.

Motion was made by Rabe and seconded by Johnson to approve the Alternate Method of Approval request from Indianola Parks and Recreation to construct a concession/storage facility with an awning using metal siding with a 42” brick ledge on the north elevation at Pickard Park. Question was called for and on voice vote Chairperson Butler declared the motion carried unanimously.

Consider amendment to Chapter 165.10 15 (F) to refer non-community mobile food and beverage vendors to Chapter 122.22 of the Transient Merchant requirements

Chuck reviewed the proposed amendment stating Council directed staff to review the Transient Merchant requirements to include “For non-community events structure or vehicles refer to Chapter 122.22 Mobile Food and Beverage Vendors.” within the zoning regulations.

Commission discussed the difference between community events and non-community events.

Motion was made by Farris and seconded by Ritchie to approve the amendment to Chapter 165.10 15 (F). Question was called for and on voice vote Chairperson Butler declared the motion carried unanimously.

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

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Joe Butler, Chairperson	Mindi Robinson