



— PLANNING AND ZONING COMMISSION —

MINUTES OF REGULAR MEETING

December 10th, 2019

6:01 P.M.

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

Josh Rabe
Al Farris
Misty Soldwisch
Jeromy Pribil
Becky Needles
Joe Butler
Bob Ormsby
Sarah Ritchie

Commission Members Absent: Erin Freeberg, Ron Fridley

Staff Present: Charlie Dissell, Cortney McAlexander

Public Present: Jon Hanson — Jason and Maggie Berggren 1106 E Madison Ave, Betsy Freese 603 E Hillcrest Ave, Brian and Shonda Endrizal 1000 N 9th, David and Jessica Hotchkiss 1202 E Madison Ave, Susan Glick 511 W Boston Ave, Linda Alloway 1201 N 9th, Graham and Kari Albaugh 1308 N 9th, Melissa and Monte Sones 1308 N 9th, Dave Metz 1300 N 9th, Melissa Wilhelmi 1404 N 9th, Christina and Stacy Liebsch 1001 N 9th, Stacy Geiger 1000 E Madison, Matt Clifford 1203 Lancaster Way, Stephanie Erickson 1102 E Kentucky Ave

Commissioner Butler moved to approve the agenda of the December 10th, 2019 meeting and Commissioner Needles seconded the motion. On roll call the vote was AYES: Rabe, Farris, Soldwisch, Pribil, Needles, Butler, Ormsby, Ritchie Opposed: None. Whereupon the Chairperson declared the motion carried unanimously.

Commissioner Farris moved to approve the minutes of the November 12th 2019 meeting and Commissioner Needles seconded the motion. On roll call the vote was AYES: was AYES: Rabe, Farris, Soldwisch, Pribil, Needles, Butler, Ormsby, Ritchie Opposed: None. Whereupon the Chairperson declared the motion carried unanimously.

Consider request from Kading Properties LLC for site plan approval of Cavitt Creek Condominiums I, a residential development on a lot exceeding one (1) acre, between 1404 and 15000 North 9th Street

Mr Dissell explained the request and provided an overview

Mark Lee, Lee Chamberlin presented and spoke about types of people who live in these units. He discussed liability for adding a playground also. Commissioner Butler asked to see the street coming in and out of the development and discussed issues with cross traffic on second road. Mark advised he would look. Commissioner Farris asked how big the play area is and Mark said about 180x165. Commissioner Farris asked who is responsible the connection of the trail and

Mark said it would be Kading that would make the connection. Commissioner Rabe asked for clarification on use of single family units. Mark said one would be for an onsite manager ideally. Commissioner Butler asked how much parking there was for each unit Mark stated 2 in front and 2 in garage for 6 plexes, Bradfords the same, single families the same, Villas 3, 2 out front and one in garage. Charlie and Commissioner Butler discussed front yard set backs and parking. Commissioner Needles if space would need to be found for 6 more parking spots and Commissioner Butler stated as long as additional spots make up for lost spots they would be fine. Commissioner Pribil asked if 404 permitting had been looked at as well as approval from US Army Corp of Engineers. Mark stated there had been a through review and would only need approval if area was marked as wetlands. Commissioner Butler asked what would keep them from adding more units if site plan was approved as is. Charlie stated it would have to come back through planning and zoning again. Commissioner Rabe asked if traffic study had been done. Mark said no but Dave Moeller stated there was no problem and a study was not needed. Commissioner Ormsby asked for a record of this conversation. Mark stated there was no record of this. Commissioner Rabe asked if we could request a traffic study. Charlie stated yes but that the applicant would need to pay for it. Mark stated Snyder stated there was no need for a study. Charlie discussed Ch 166.05 of code and Commissioner Farris asked Charlie about 10 percent natural greenspace requirement and how it is defined. Commissioner Farris stated it seems greenspace appears to be drainage space and Charlie stated the code has always gone off 10 percent greenspace and how it is used does not have to be specified. Commissioner Pribil asked if there was any wet bottom retention and Mark said no.

Public Comments:

Linda Alloway 1201 N 9th stated traffic is horrible and no stop signs at the intersection, there needs to be a bypass.

Brian Ingresol 1000 N 9th asked number of bodies per unit if tax abatement available, what lighting will be provided on the streets, will there be curfew, wants a study of property value loss

Stacy Leach 1001 N 9th asked how functional the space is for emergency vehicles, stated concern of no sidewalk and lighting. Stated would like playground equip

Dave Metz 1300 N 9th discussed traffic concerns and stated would like more stop signs

Betsy Freese 603 E Hillcrest discussed traffic concerns and plans for a fence to keep people out of her pasture. Charlie stated there were no plans for a fence.

Melissa Sones 1208 Lancaster Way wanted a play area on Cavitt Creek 2 for all the developments and wanted to know if street widths are up to code. Would like a traffic study done

Lindsey Offenberger 1003 E Madison wanted traffic study done and wanted to know where snow removal would go. Charlie stated it would go on private property.

Commissioner Rabe asked public questions to Charlie. In regards to a fence for Betsy Freese Charlie stated no buffer is required. Commissioner Farris stated in 166.01.2 stated Planning and zoning could recommend it and it would be appropriate in this situation. As far as on street parking goes Charlie stated we have looked into no on street parking.

Charlie stated there will be sidewalks. Emergency vehicles are able to fit as the streets were 22 feet wide and and they have to be 24 feet wide and 26 feet wide where there are fire hydrants. This is reflected in the new site plan. Charlie stated he did not know if property values would drop and that there would be an option for the 5 year tax abatement.

For the traffic study there are no requirements per Charlie but would be within the rights to discuss a traffic study.

Commissioner Rabe asked questions to Mark Lee. Mark stated the snow removal would be put in the greenspaces unless it was trucked out. Commissioner Farris asked about the retention basin on lower left of plan and Mark stated it is there. Mark stated there they cannot add a playground due to liability and insurance rates. As far as cross traffic from other units there is crossing at the North trail. Mark stated there is no fencing for Freese planned. The density is 3.1 per unit and there will be internal lighting that will be sufficient per Mark. Charlie stated IMU would take care of street lights.

Commissioner Soldwisch asked what would be accomplished by a traffic study and Bob Ormsby stated it could cause a recommendation to be made to initiate changes on the road. Commissioner Rabe asked if it would take recent changes into account and Charlie stated yes it would look at the area as a whole.

Consider request from Kading Properties LLC for site plan approval of Cavitt Creek Condominiums II, a residential development on a lot exceeding one (1) acre, west of 1500 N 9th Street

Mr. Dissell explained request and provided an overview.

Commissioner Pribil moved to approve the request from Kading Properties LLC for site plan approval of Cavitt Creek Condominiums I, a residential development on a lot exceeding one (1) acre, between 1404 and 1500 North 9th Street with conditions of approval of all required permitting, including but not limited to, Permit Program under the Clean Water Act Section 404 and subject to the results of a traffic impact study. Commissioner Butler seconded the motion. On roll call the vote was AYES: Rabe, Soldwisch, Ormsby, Pribil, Needles, Ritchie Butler NAYS: Farris Whereupon the Chairperson declared the motion carried

Commissioner Pribil moved to deny the request from Kading Properties LLC for site plan approval of Cavitt Creek Condominiums II, a residential development on a lot exceeding one (1) acre, west of 1500 N 9th Street Commissioner Soldwisch seconded the motion. On roll call the vote was AYES: Rabe, Farris, Butler, Soldwisch, Ormsby, Pribil, Ritchie Needles NAYS: None. Whereupon the Chairperson declared the motion denied unanimously

Discuss options regarding review of Elevate Indianola, a comprehensive plan update prepared with the Citizens of Indianola

Mr. Dissell explained the request and provided an overview.

Not vote was taken and an unanimous decision to go with option number two for this was decided upon.

Comments:

A. Commission Members

Commission member Farris thanked Community Development for all of the information

Commissioner Needles moved to adjourn the meeting and Commissioner Butler seconded. Meeting was adjourned at 8:15pm.



Josh Rabe, Chairperson



Charlie Dissell, Director of Community Development

