

INDIANOLA PLANNING AND ZONING COMMISSION
REGULAR MEETING
NOVEMBER 8, 2016
6:00 P.M.

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

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

Also present: Brian Poindexter, Stacey Crow, Ryan Crow, Mindi Robinson and Chuck Burgin.

The minutes of the October 11, 2016 meeting were approved on a motion made by Farris and seconded by Rabe. Question was called for and on voice vote Vice Chairperson Butler declared the motion carried unanimously.

Consider request from Brian Poindexter of Poindexter Flooring Inc., at 2913 North Jefferson Way to seek an Alternate Method of Approval of the Architectural Design Standard of the Site Plan Ordinance.

Chuck reviewed the request with the Commission stating the proposed building does not meet the architectural design standards for accessory buildings in excess of 150 sq. ft. with highway frontage. Chuck further stated that because the location of the proposed building will be hidden behind the existing structure and the limited visibility from the highway that his recommendation is to approve the request.

Commission discussed previous requests approved similar in nature. Brian Poindexter stated the proposed building would be for cold storage only.

Motion was made by Rabe and seconded by Ormsby to approve the request from Brian Poindexter to construct an accessory building without meeting the architectural design standards because the height and roof line of the proposed building will not exceed the height of the existing building, the alignment of the proposed building will be shadowed by the existing building, limited visibility and the distance from the highway to the proposed building. Question was called for and on voice vote Vice Chairperson Butler declared the motion carried unanimously.

Consider request from Jon Roen to amend M-2 (General Industrial) zoning to allow outdoor storage facilities for boats, campers and other types of vehicles.

Chuck reviewed the request stating the City Attorney drafted an ordinance that takes into consideration the items requested by Commission at the October 11, 2016 meeting.

Those items are as follows:

- Allowing outdoor storage uses within M-1 and M-2 as a special use permit requiring Board of Adjustment approval.
- A minimum of five off-street parking stalls for any building in excess of 150 sq. ft.
- Adding self storage uses within M-1 and M-2 zoning thus clarifying conflicts with the same listed use within C-2.

Farris questioned the date of October 11, 2016 as listed in the draft and reference to Section 165.35(s) under Section 1. #2 and Section 2. #2 of the draft ordinance. Chuck stated he would ask the City Attorney to confirm the correct date of the ordinance and also clarify the Section 165.35(2) be corrected.

Farris shared his concerns regarding existing M-1 and M-2 zoning areas in town that may be inappropriate for this type of use in the future, such as the highway corridors and East Euclid Avenue.

Motion was made by Farris and seconded by Fridley to amend the draft ordinance to add Special Requirement #4 to Section 1 and Section 2 that outdoor storage not be allowed adjacent to existing residential zoning.

Commission discussed the Board of Adjustment decision to regulate location of proposed outdoor storage. Chuck stated he would discuss the matter with the City Attorney as he does not want to limit good zoning practices if residential development occurred adjacent to an existing outdoor storage facility.

Question was called for and on voice vote Vice Chairperson Butler declared the motion carried.

Motion was made by Farris and seconded by Needles to approve the draft ordinance amending M-1 (Limited Industrial) and M-2 (General Industrial) zoning to allow outdoor storage facilities for boats, campers and other types of vehicles, subject to Commission's changes regarding the draft date, Section 165.35(2) and adding Special Requirement #4 to Section 1 and Section 2 that outdoor storage not be allowed adjacent to existing residential zoning (subject to City Attorney approval). Question was called for and on voice vote Vice Chairperson Butler declared the motion carried unanimously.

Consider request from Dan and Stacey Crow to amend the A-1 zoning classification to allow private campgrounds as a permitted use.

Chuck reviewed the request stating the City Attorney drafted an ordinance that takes into consideration the items requested by Commission at the October 11, 2016 meeting.

Those items are as follows:

1. Allow only as a special use within the A-1 Agricultural District zoning requiring approval by the Board of Adjustment, subject to Section 165.35(s) and the other requirements contained in A-1 Agricultural District zoning.
2. Highway frontage is not allowed.
3. Public restrooms and showers that also is designed as a storm shelter shall be required.
4. Street and campsite lighting shall be required.
5. Written notification of the Board of Adjustment hearing shall be mailed to adjacent property owners at least 15 days prior to the hearing.
6. Submit to the Board of Adjustment a site plan indicating location of access roads, building, camping stalls and campground limits.

Chuck further stated the October 11, 2016 draft date and reference to Section 165.35(s) under Section 1. #2 and Section 2. #2 of the draft ordinance would be changed as necessary.

Ormsby questioned the storm shelter reference in Section 1 item 3 and whether that term was necessary in the draft. Commission agreed that the storm shelter verbiage should be removed from the ordinance.

Farris shared his concerns regarding future development of residential neighborhoods next to a campground facility. Farris questioned if campgrounds would be the best use of the land.

Commission discussed the requirement of Board of Adjustment to regulate site specific areas and the requirement of written notification to adjacent property owners allowing a hearing to voice concerns or comments.

Stacey Crow spoke on behalf of her request stating she has been working with Civil Engineering Associates on a site plan that has 90 sites with a restroom and shower facility, tent camping sites and an office/equipment storage space. Mrs. Crow further questioned what the future plans for her land would be if private campgrounds were not allowed in A-1 zoning. Chuck stated the future land use plan calls for low-medium density housing. Chuck further stated the topography of this particular land is difficult to develop and if there was a spot in town for private campground area this would be his recommendation.

Motion was made by Ormsby and seconded by Rabe to approve the draft ordinance amending the A-1 zoning classification to allow private campgrounds as a permitted use

subject to Commission's changes regarding the draft date, Section 165.35(2), removing storm shelter verbiage from requirement #3 under Section 1 and adding Special Requirement #4 to Section 1 and Section 2 that private campgrounds not be allowed to abut existing residential zoning. Question was called for and on voice vote Vice Chairperson Butler declared the motion carried unanimously.

Other Business

Chuck informed the Commission that Council approved the first reading of the request from Bob Bash and Michael Patterson to purchase the south ½ of the north/south alley between Lots 3 and 4, Block 5, Berry's Addition at their November 7th meeting.

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

Joe Butler, Vice Chairperson

Mindi Robinson