



— PLANNING & ZONING COMMISSION —

NOTICE:

The City of Indianola is committed to the safety of our community and our organization. We understand that many in our community may have questions of the City, but may be nervous about attending gatherings, such as a Planning and Zoning Commission meeting, due to the COVID-19 Pandemic.

For those who do not wish to attend the meeting in person, the City of Indianola is currently hosting its meetings virtually at: <https://us02web.zoom.us/j/89839447257?pwd=RFVmaGx5U3piSkF3ZWVuZDU5SmRIUT09>
Passcode: 157643

Or iPhone one-tap: US: +13017158592, 89839447257#, 0#, 157643# or +13126266799, 89839447257#, 0#, 157643#

Or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 9128
Webinar ID: 898 3944 7257
Passcode: 157643

International numbers available: <https://us02web.zoom.us/j/kezdHfHG7G>

If you have a question or would like to submit a public comment, but are unable to attend the Planning and Zoning Commission meeting due to concerns about COVID-19, please do one of the following:

- Call 515-962-5240 immediately before the public comment or public hearing;
- Submit an electronic public comment form by visiting our website at:
<https://www.indianolaiowa.gov/FormCenter/Community-Development-3/Public-Comment-78>
- Submit an e-mail with your comments to comdev@indianolaiowa.gov
- Submit written comments to:

Planning and Zoning Commission
110 N 1st Street
Indianola, IA 50125

(May be dropped off via appointment by calling (515) 961-9430)

Forms received by 5:00 p.m. on the day of the meeting will be distributed to the Planning and Zoning Commission prior to the meeting. Comments received after the deadline will be sent to the Planning and Zoning Commission as soon as possible.

The City of Indianola is pleased to provide accommodations to disabled individuals or groups and encourages their participation in city government. Should special accommodations be required, please contact the Community Development Department at least 48 hours in advance at 515-961-9430 or email comdev@indianolaiowa.gov to have reasonable accommodations provided.

Thank you for your cooperation, patience and understanding.

- The City of Indianola



PLANNING AND ZONING COMMISSION MEETING

November 10, 2020

6:00 p.m.

City Council Chambers

Agenda

https://www.youtube.com/channel/UCCwqdy2irWQILB_1QzcVrdw

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes 10/13/2020
5. Public Comments
6. Old Business
7. New Business
 - A. Consider recommendation on request for approval of a Plat of Survey for the Darold (Dean) and Janet Van Ryswyk Revocable Trust, located within two miles of the City of Indianola.
 - B. Consider recommendation on request for approval of a Plat of Survey for T.S. Investments LLC, located within two miles of the City of Indianola.
 - C. Consider recommendation on request for approval of a Plat of Survey for Joseph Greubel, located within two miles of the City of Indianola.
 - D. Consider recommendation on request for approval of a Plat of Survey for the Jeffrey and Gwen Schroder Revocable Trust, located at 1205 South O Street (Lot 23 of Deer Creek Plat 2).
 - E. Consider recommendation on request for alternative method of approval for a site plan for Vice Construction, located at 2500 West 2nd Avenue.

8. Comments
 - A. Commission Members
 - B. Staff
9. Adjourn

Planning and Zoning

4.

Meeting Date: 11/10/2020

Subject

Approval of Minutes 10/13/2020

Information

Attachments

Meeting Minutes



— PLANNING & ZONING COMMISSION —

MINUTES OF PLANNING AND ZONING MEETING

October 13th, 2020

6:00pm

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

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

Members Absent: N/A

Staff Present: Charlie Dissell, Cortney Marmon

Public Present: Ben Carpenter 208 N B

Commissioner Farris moved to approve the agenda of the October 13th Planning and Zoning Commission meeting. Commissioner Ormsby seconded the motion. On roll call the vote was AYES: Rabe, Soldwisch, Butler, Needles, Ritchie, Farris, Ormsby, Freeberg, Pribil Opposed: None. Whereupon the Chairperson declared the motion carried unanimously.

Commissioner Ritchie moved to approve the minutes of the September 15th, 2020 meeting and Commissioner Soldwisch seconded the motion. On roll call the vote was AYES: Rabe, Soldwisch, Butler, Needles, Ritchie, Farris, Ormsby, Freeberg Opposed: None. Whereupon the Chairperson declared the motion carried unanimously.

Old Business - Consider recommendation on request for a rezoning from C-2, Highway Commercial Zoning District to R-2 Single and Two-Family Residential Zoning District located at 506 and 508 West 2nd Avenue.

Mr. Dissell provided an overview

Commissioner Pribil moved to approve the recommendation on request for a rezoning from C-2, Highway Commercial Zoning District to R-2 Single and Two-Family Residential Zoning District located at 506 and 508 West 2nd Avenue and Commissioner Butler seconded the motion. On roll call the vote was AYES: Rabe, Soldwisch, Butler, Needles, Ritchie, Farris, Ormsby, Freeberg, Pribil Opposed: None. Whereupon the Chairperson declared the motion carried unanimously.

New Business - Consider recommendation on request for alternative method of approval for a site plan for Vice Construction, located at 2500 West 2nd Avenue.

Mr. Dissell Provided an overview.

Commissioner Butler asked for an approximate distance off the highway corridor that the gravel would start and wanted to confirm that it's shielded by existing buildings

Mr. Dissell said it is shielded by existing buildings and from the right of way line back to the parking area is 225 feet the right of way line from the road is about 50 feet so from the edge of the road 275 feet

Commissioner Ormsby said we approved a similar situation a few years prior

Commissioner Rabe said he recalls that

Mr. Dissell said it was before his time but could check

Commissioner Ormsby moved to approve the recommendation on request for alternative method of approval for a site plan for Vice Construction, located at 2500 West 2nd Avenue. Commissioner Ritchie seconded the motion. On roll call the vote was AYES: Rabe, Soldwisch, Butler, Needles, Ritchie, Farris, Ormsby, Freeberg, Pribil Opposed: None. Whereupon the Chairperson declared the motion carried unanimously.

Comments: Commissioner Farris stated that the code relating back to the first item states if the property is plated prior to the ordinance it is grandfathered in but it says prior to the adoption or amendment of this chapter wanted to know if it's amended that means it resets

Mr. Dissell said it depends on what change to the amendment is made zoning code protect themselves to make sure you aren't taking away from the real estate property by making it unbuildable

Mr. Dissell discussed the Iowa Comp Plan reward being received

Commissioner Soldwisch moved to adjourn the meeting and Commissioner Farris seconded. Meeting was adjourned at 6:21pm.

Josh Rabe, Chairperson

Charlie Dissell, Director of Community Development

Planning and Zoning

7. A.

Meeting Date: 11/10/2020

Subject

Consider recommendation on request for approval of a Plat of Survey for the Darold (Dean) and Janet Van Ryswyk Revocable Trust, located within two miles of the City of Indianola.

Information

Request for plat of survey approval to create Parcels L (10.33 Acres), M (4.89 Acres) and N (4.89 Acres) for future residential lots.

To submit a public comment online, please visit

<https://www.indianolaiowa.gov/FormCenter/Community-Development-3/Public-Comment-78>

Attachments

Staff Report

Land Division App

Survey

Survey 2a



Community Development

110 N. First St., Indianola, IA 50125-0299 • www.indianolaiowa.gov
515-961-9430 • comdev@indianolaiowa.gov

Staff Report

Planning and Zoning Commission

Date of Meeting: November 10, 2020

Agenda Item: 7. A. Consider recommendation on request for approval of a Plat of Survey for the Darold (Dean) and Janet Van Ryswyk Revocable Trust, located within two miles of the City of Indianola.

Application Type: Plat of Survey

Applicant: Chad A. Daniels of Daniels Land Surveying

Comprehensive Plan Designation: Agriculture

Application Summary: Request for plat of survey approval to create Parcels L (10.33 Acres), M (4.89 Acres) and N (4.89 Acres) for future residential lots.

AERIAL MAP



APPLICABLE CODE SECTIONS

The following sections of the Code of Ordinances of Indianola, Iowa apply to this request:

170.02 JURISDICTION. All plats of survey, plats, replats or subdivisions of land into three (3) or more parts for the purpose of laying out a portion of the City of Indianola, an addition thereto or suburban lots within two (2) miles of the corporate limits of the City for other than agricultural purposes shall be submitted to the Council and the Commission in accordance with the provisions of this chapter and shall be subject to the requirements established herein. This chapter shall regulate the subdividing of land within the City and all land within an area extending two miles beyond the corporate limits in accordance with the provisions of Section 354.9, Code of Iowa.

170.13 DESIGN STANDARDS — LOTS.

1. All lots shall abut on a street or place. Corner lots which abut on a thoroughfare or collector street shall have a minimum radius of 25 feet at the intersection.
2. Sidelines of lots shall approximate right angles to straight street lines and radial angles to curbed street lines except where a variation will provide better lot layout.
3. Lots with double frontage shall be avoided, except in specific locations where good planning indicates their use. In that event a planting screen shall be provided along the rear of the lot.

4. Corner lots shall not be less than 80 feet in width and interior lots shall not be less than 70 feet in width at the building line.
5. Lot depth shall not exceed 2½ times the width.
6. No lot shall have less area than required by the Zoning Ordinance for the district in which it is located.

170.38 ENFORCEMENT. In addition to other remedies and penalties prescribed by law, the provisions of this chapter shall not be violated subject to the following:

1. No plat of survey, plat or subdivision in the City or within two (2) miles thereof shall be recorded or filed with the County Auditor or County Recorder, nor shall any plat or subdivision have any validity until it complies with the provisions of this chapter and has been approved by the Council as prescribed herein.

ANALYSIS

The Darold (Dean) and Janet Van Ryswyk Revocable Trust currently own a 40-acre tract of land located at 11573 150th Avenue. This property contains a single-family dwelling. The Van Ryswyk Revocable Trust proposes to split three separate parcels off the 40-acre tract, keeping the existing single-family dwelling on the remaining ground. According to the applicant, the purpose of these splits is to create buildable lots. As this site is not located within the City of Indianola, but is within two miles of the City, it falls under the review authority of the City. The comprehensive plan calls for this area as agriculture, and it is not within a growth priority area of the City. Letters were mailed to property owners within 200 feet of this property on October 30, 2020.

ALTERNATIVES

The City of Indianola Planning and Zoning Commission may consider the following alternatives:

- 1) The City of Indianola Planning and Zoning Commission recommends the plat of survey request be approved, as submitted.
- 2) The City of Indianola Planning and Zoning Commission recommends the plat of survey request be approved, with conditions.
- 3) The City of Indianola Planning and Zoning Commission recommends the plat of survey request be denied.
- 4) The City of Indianola Planning and Zoning Commission remands the plat of survey request, back to the applicant and/or staff for further review and/or modifications and directs staff to place this item on a future Planning and Zoning agenda.

RECOMMENDATION

Staff recommends that the City of Indianola Planning and Zoning Commission move alternative 1, approving the plat of survey request, as submitted.

LAND DIVISION APPLICATION

Community Development

110 North 1st Street, Indianola, Iowa 50125-0299
(515) 961-9430 • comdev@indianolaiowa.gov



PROPERTY OWNER

(Last Name) ~~Dean~~ Van Ryswyk
(First Name) Darold (Dean)
(Address) 15329 Kennedy St
(City) Indianola (State) IA (Zip) 50125
(Phone) 515-745-9670 (Email) N.A.

APPLICANT (if not Property Owner)

(Last Name) Daniels
(First Name) Chad
(Address) 22598 18th Ave
(City) New Virginia (State) IA (Zip) 50210
(Phone) 515-577-2583 (Email) PLS17532@gmail.com

☐ PLAT OF SURVEY

Submittal Requirements:

All submittal requirements must be completed.
Incomplete applications will not be considered

- ☒ Completed Application
- ☒ Filing Fee: \$75 per request
- ☒ Proposed plat of survey (hard copy)
- ☒ Proposed plat of survey (electronic copy)
- ☒ Legal description (electronic in word format)
- ☐ Other Information as required by Director

☐ PRELIMINARY PLAT

Submittal Requirements:

All submittal requirements must be completed.
Incomplete applications will not be considered

- ☐ Completed Application
- ☐ Filing Fee: \$250, plus \$10.00 for each lot in excess of 10 lots, land plus Outside Engineering Costs
- ☐ Proposed preliminary plat (hard copy)
- ☐ Proposed preliminary plat (electronic copy)
- ☐ Legal description (electronic in word format)
- ☐ All items as required by Section 170.09 of the Code of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

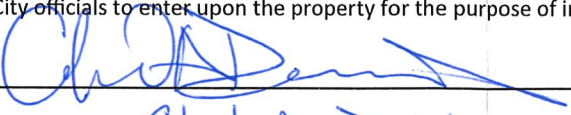
☐ FINAL PLAT

Submittal Requirements:

All submittal requirements must be completed.
Incomplete applications will not be considered

- ☐ Completed Application
- ☐ Filing Fee: \$150, plus \$10.00 for each lot in excess of 10 lots, land plus Outside Engineering Costs
- ☐ Proposed plat of survey (hard copy)
- ☐ Proposed plat of survey (electronic copy)
- ☐ Legal description (electronic in word format)
- ☐ All items as required by Section 170.10 of the Code of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that in filing this application I am acting with the knowledge, consent and authority of the owner(s) of the property. Pursuant to said authority, I hereby permit City officials to enter upon the property for the purpose of inspection related to this application.

Signature 

Name (printed) Chad A Daniels

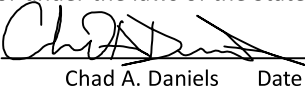
Date 10/26/20

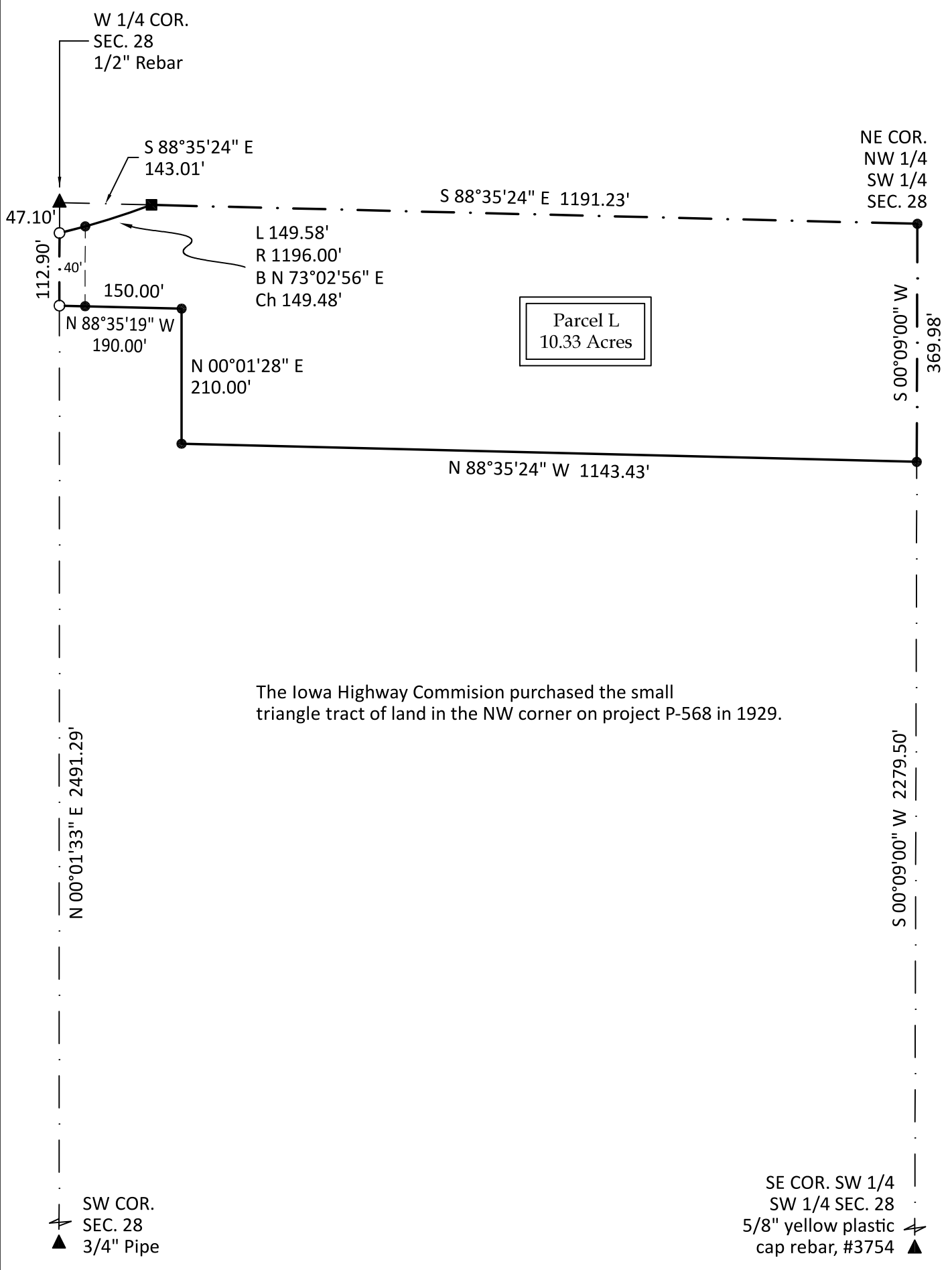
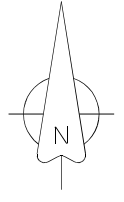
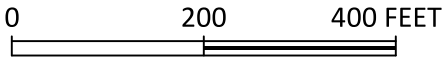
FOR OFFICE USE ONLY: Code to 45685 (prelim & final)
Code to 45686 (plat of survey)

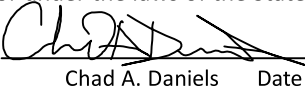
Date Received: _____

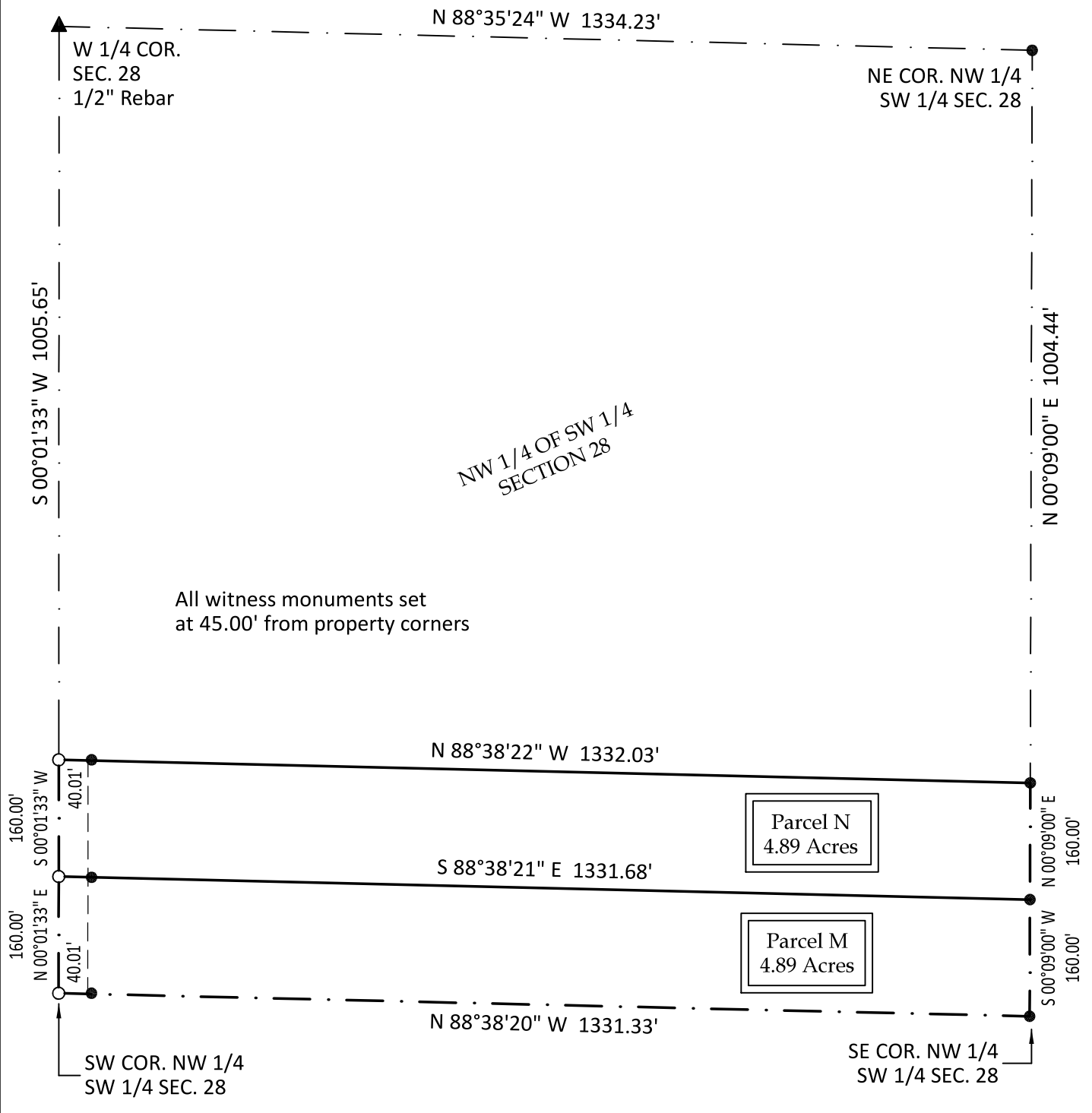
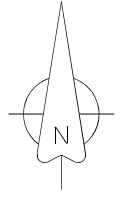
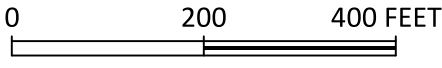
Receipt No: _____

Receipt Amount: _____

PLAT OF SURVEY		SURVEY LEGEND () - Recorded Distance/Bearing — — — — 40' Road Easement — · — · — Section line — x — x — Fence line Monuments ▲ - Found section corner ● - Set 1/2" red plastic capped rebar, #17532 ○ - Set 12" landscape spike w/ brass washer, #17532 ■ - Found R.O.W. Rail BASIS OF BEARINGS IS IA RCS ZONE 8
INDEX LEGEND LOCATION: NW ¼ OF SW ¼ OF SECTION 28 T 76N, R 23W, WARREN COUNTY, IOWA OWNER: DAROLD VAN RYSWYK REV TRUST, ET AL 15329 KENNEDY ST., INDIANOLA IA 50125 SURVEY FOR: (OWNER) PREPARED BY CHAD A. DANIELS DANIELS LAND SURVEYING, 22598 18TH AVE, NEW VIRGINIA IA 50210 RETURN TO: 515-577-2583		
DESCRIPTION - PARCEL L: That part of the Northwest Quarter of the Southwest Quarter of Section 28, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa, described as follows; Beginning at the Northeast corner of said Northwest Quarter of the Southwest Quarter; thence South 00 degrees 09 minutes 00 seconds West, 369.98 feet along the East line of said Northwest Quarter of the Southwest Quarter; thence North 88 degrees 35 minutes 24 seconds West, 1143.43 feet; thence North 00 degrees 01 minutes 28 seconds East, 210.00 feet; thence North 88 degrees 35 minutes 19 seconds West, 190.00 feet to the West line of said Northwest Quarter of the Southwest Quarter; thence North 00 degrees 01 minutes 33 seconds East, 112.90 feet along said West line to the South right of way line of Iowa Highway 92; thence with a non-tangent curve turning to the left with an arc length of 149.58 feet, with a radius of 1196.00 feet, with a chord bearing of North 73 degrees 02 minutes 56 seconds East, with a chord length of 149.48 feet along said South right of way line to the North line of said Northwest Quarter of the Southwest Quarter; thence South 88 degrees 35 minutes 24 seconds East, 1191.23 feet to the Point of Beginning, having an area of 10.33 Acres including 0.11 Acres of Road Easement.		
LICENSED LAND SURVEYOR CHAD A. DANIELS 17532 IOWA		I hereby certify that this surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa. Signed  10/19/20 Chad A. Daniels Date Iowa License No. 17532 My license renewal date is 12-31-2020 Page No.'s covered by this seal: 1 and 2
PROJ. NO. 1499 DATE OF SURVEY: 10/15/2020 PAGE 1 of 2		



PLAT OF SURVEY		SURVEY LEGEND () - Recorded Distance/Bearing — — — — 40' Road Easement — · — · — Section line — x — x — Fence line Monuments ▲ - Found section corner ● - Set 1/2" red plastic capped rebar, #17532 ○ - Set 12" landscape spike w/ brass washer, #17532 BASIS OF BEARINGS IS IA RCS ZONE 8
INDEX LEGEND LOCATION: NW ¼ OF SW ¼ OF SECTION 28 T 76N, R 23W, WARREN COUNTY, IOWA OWNER: DAROLD VAN RYSWYK REV TRUST, ET AL 15329 KENNEDY ST., INDIANOLA IA 50125 SURVEY FOR: (OWNER) PREPARED BY CHAD A. DANIELS RETURN TO: DANIELS LAND SURVEYING, 22598 18TH AVE, NEW VIRGINIA IA 50210 515-577-2583		
DESCRIPTION - PARCEL M: That part of the Northwest Quarter of the Southwest Quarter of Section 28, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa, described as follows; Beginning at the Southwest corner of said Northwest Quarter of the Southwest Quarter; thence North 00 degrees 01 minutes 33 seconds East, 160.00 feet along the West line of said Northwest Quarter of the Southwest Quarter; thence South 88 degrees 38 minutes 21 seconds East, 1331.68 feet to the East line of said Northwest Quarter of the Southwest Quarter; thence South 00 degrees 09 minutes 00 seconds West, 160.00 feet to the Southeast corner of said Northwest Quarter of the Southwest Quarter; thence North 88 degrees 38 minutes 20 seconds West, 1331.33 feet to the Point of Beginning, having an area of 4.89 Acres including 0.15 Acres of Road Easement. DESCRIPTION - PARCEL N: That part of the Northwest Quarter of the Southwest Quarter of Section 28, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa, described as follows; Commencing at the Southwest corner of said Northwest Quarter of the Southwest Quarter; thence North 00 degrees 01 minutes 33 seconds East, 160.00 feet along the West line of said Northwest Quarter of the Southwest Quarter to the Point of Beginning; thence South 88 degrees 38 minutes 21 seconds East, 1331.68 feet to the East line of said Northwest Quarter of the Southwest Quarter; thence North 00 degrees 09 minutes 00 seconds East, 160.00 feet along said East line; thence North 88 degrees 38 minutes 22 seconds West, 1332.03 feet to said West line; thence South 00 degrees 01 minutes 33 seconds West, 160.00 feet to the Point of Beginning, having an area of 4.89 Acres including 0.15 Acres of Road Easement.		
LICENSED LAND SURVEYOR CHAD A. DANIELS 17532 IOWA		I hereby certify that this surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa. Signed  10/26/20 Chad A. Daniels Date Iowa License No. 17532 My license renewal date is 12-31-2020 Page No.'s covered by this seal: 1 and 2
PROJ. NO. 1499 DATE OF SURVEY: 10/26/2020 PAGE 1 of 2		



Planning and Zoning

7. B.

Meeting Date: 11/10/2020

Subject

Consider recommendation on request for approval of a Plat of Survey for T.S. Investments LLC, located within two miles of the City of Indianola.

Information

Request for plat of survey approval to create Parcels H, J, K and L, each 4.13 acres in size, for future residential lots.

To submit a public comment online, please visit

<https://www.indianolaiowa.gov/FormCenter/Community-Development-3/Public-Comment-78>

Attachments

Staff Report

Land Division Application

Survey



Community Development

110 N. First St., Indianola, IA 50125-0299 • www.indianolaiowa.gov
515-961-9430 • comdev@indianolaiowa.gov

Staff Report

Planning and Zoning Commission

Date of Meeting: November 10, 2020

Agenda Item: 7. B. Consider recommendation on request for approval of a Plat of Survey for T.S. Investments LLC, located within two miles of the City of Indianola.

Application Type: Plat of Survey

Applicant: Chad A. Daniels of Daniels Land Surveying

Comprehensive Plan Designation: Agriculture

Application Summary: Request for plat of survey approval to create Parcels H, J, K and L, each 4.13 acres in size, for future residential lots.

AERIAL MAP



APPLICABLE CODE SECTIONS

The following sections of the Code of Ordinances of Indianola, Iowa apply to this request:

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170.13 DESIGN STANDARDS — LOTS.

1. All lots shall abut on a street or place. Corner lots which abut on a thoroughfare or collector street shall have a minimum radius of 25 feet at the intersection.
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3. Lots with double frontage shall be avoided, except in specific locations where good planning indicates their use. In that event a planting screen shall be provided along the rear of the lot.

4. Corner lots shall not be less than 80 feet in width and interior lots shall not be less than 70 feet in width at the building line.
5. Lot depth shall not exceed 2½ times the width.
6. No lot shall have less area than required by the Zoning Ordinance for the district in which it is located.

170.38 ENFORCEMENT. In addition to other remedies and penalties prescribed by law, the provisions of this chapter shall not be violated subject to the following:

1. No plat of survey, plat or subdivision in the City or within two (2) miles thereof shall be recorded or filed with the County Auditor or County Recorder, nor shall any plat or subdivision have any validity until it complies with the provisions of this chapter and has been approved by the Council as prescribed herein.

ANALYSIS

T.S. Investments LLC currently owns a 40-acre tract of land located northeast of the intersection of County Road R-57 and Jesup Street. This property contains no buildings. T.S. Investments LLC proposes to split four separate parcels off the 40-acre tract for, according to the applicant, the purpose of creating buildable lots. As this site is not located within the City of Indianola, but is within two miles of the City, it falls under the review authority of the City. The comprehensive plan calls for this area as agriculture, and it is not within a growth priority area of the City. Letters were mailed to property owners within 200 feet of this property on October 30, 2020.

ALTERNATIVES

The City of Indianola Planning and Zoning Commission may consider the following alternatives:

- 1) The City of Indianola Planning and Zoning Commission recommends the plat of survey request be approved, as submitted.
- 2) The City of Indianola Planning and Zoning Commission recommends the plat of survey request be approved, with conditions.
- 3) The City of Indianola Planning and Zoning Commission recommends the plat of survey request be denied.
- 4) The City of Indianola Planning and Zoning Commission remands the plat of survey request, back to the applicant and/or staff for further review and/or modifications and directs staff to place this item on a future Planning and Zoning agenda.

RECOMMENDATION

Staff recommends that the City of Indianola Planning and Zoning Commission move alternative 1, approving the plat of survey request, as submitted.

LAND DIVISION APPLICATION

Community Development

110 North 1st Street, Indianola, Iowa 50125-0299
(515) 961-9430 • comdev@indianolaiowa.gov



PROPERTY OWNER

(Last Name) T.S. Investments LLC
(First Name) (Tim Phillips)
(Address) 2714 N Jefferson
(City) Indianola (State) IA (Zip) 50125
(Phone) 515-202-1354 (Email) _____

APPLICANT (if not Property Owner)

(Last Name) Daniels
(First Name) Chad
(Address) 22598 18th Ave
(City) New Virginia (State) IA (Zip) 50210
(Phone) 515 577 2583 (Email) PLS17532@gmail.com

☒ PLAT OF SURVEY

Submittal Requirements:

*All submittal requirements must be completed.
Incomplete applications will not be considered*

- ☒ Completed Application
- ☒ Filing Fee: \$75 per request
- ☒ Proposed plat of survey (hard copy)
- ☒ Proposed plat of survey (electronic copy)
- ☐ Legal description (electronic in word format)
- ☐ Other Information as required by Director

☐ PRELIMINARY PLAT

Submittal Requirements:

*All submittal requirements must be completed.
Incomplete applications will not be considered*

- ☐ Completed Application
- ☐ Filing Fee: \$250, plus \$10.00 for each lot in excess of 10 lots, land plus Outside Engineering Costs
- ☐ Proposed preliminary plat (hard copy)
- ☐ Proposed preliminary plat (electronic copy)
- ☐ Legal description (electronic in word format)
- ☐ All items as required by Section 170.09 of the Code of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

☐ FINAL PLAT

Submittal Requirements:

*All submittal requirements must be completed.
Incomplete applications will not be considered*

- ☐ Completed Application
- ☐ Filing Fee: \$150, plus \$10.00 for each lot in excess of 10 lots, land plus Outside Engineering Costs
- ☐ Proposed plat of survey (hard copy)
- ☐ Proposed plat of survey (electronic copy)
- ☐ Legal description (electronic in word format)
- ☐ All items as required by Section 170.10 of the Code of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that in filing this application I am acting with the knowledge, consent and authority of the owner(s) of the property. Pursuant to said authority, I hereby permit City officials to enter upon the property for the purpose of inspection related to this application.

Signature _____

Name (printed) Chad A Daniels

Date

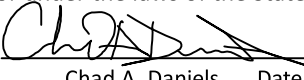
10/26/20

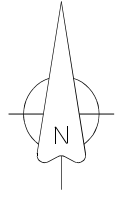
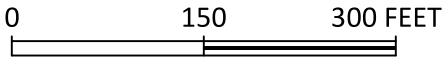
FOR OFFICE USE ONLY: Code to 45685 (prelim & final)
Code to 45686 (plat of survey)

Date Received: _____

Receipt No: _____

Receipt Amount: _____

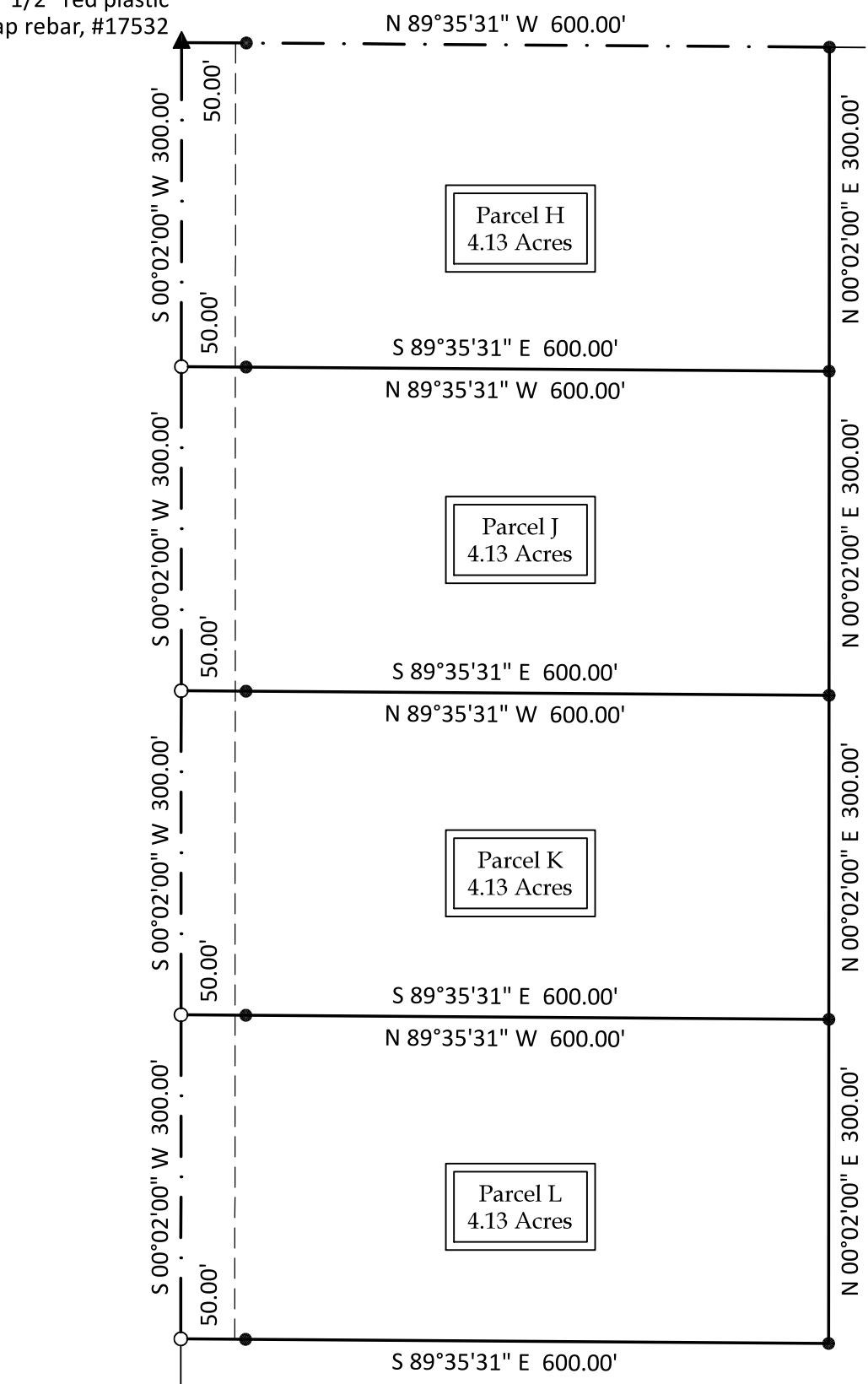
PLAT OF SURVEY		SURVEY LEGEND	
INDEX LEGEND LOCATION: SW ¼ OF SE ¼ OF SECTION 20 T 76N, R 24W, WARREN COUNTY, IOWA OWNER: T.S. INVESTMENTS, LLC 2714 N JEFFERSON, INDIANOLA IA 50125 SURVEY FOR: (OWNER) PREPARED BY: CHAD A. DANIELS RETURN TO: DANIELS LAND SURVEYING, 22598 18TH AVE, NEW VIRGINIA IA 50210 515-577-2583		() - Recorded Distance/Bearing — — — — 50' Road Easement — · — · — Section line Monuments ▲ - Found section corner ● - Set 1/2" red plastic capped rebar, #17532 ○ - Set PK Nail w/ brass washer, #17532 BASIS OF BEARINGS IS IA RCS ZONE 8	
DESCRIPTION - PARCEL H: That part of the Southwest Quarter of the Southeast Quarter of Section 20, Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa, described as follows; Beginning at the Northwest corner of said Southwest Quarter of the Southeast Quarter; thence South 00 degrees 02 minutes 00 seconds West, 300.00 feet along the West line of said Southwest Quarter of the Southeast Quarter; thence South 89 degrees 35 minutes 31 seconds East, 600.00 feet; thence North 00 degrees 02 minutes 00 seconds East, 300.00 feet to the North line of said Southwest Quarter of the Southeast Quarter; thence North 89 degrees 35 minutes 31 seconds West, 600.00 feet to the Point of Beginning, having an area of 4.13 Acres including 0.34 Acres of Road Easement. DESCRIPTION - PARCEL J: That part of the Southwest Quarter of the Southeast Quarter of Section 20, Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa, described as follows; Commencing at the Northwest corner of said Southwest Quarter of the Southeast Quarter; thence South 00 degrees 02 minutes 00 seconds West, 300.00 feet along the West line of said Southwest Quarter of the Southeast Quarter to the Point of Beginning; thence South 00 degrees 02 minutes 00 seconds West, 300.00 feet along said West line; thence South 89 degrees 35 minutes 31 seconds East, 600.00 feet; thence North 00 degrees 02 minutes 00 seconds East, 300.00 feet; thence North 89 degrees 35 minutes 31 seconds West, 600.00 feet to the Point of Beginning, having an area of 4.13 Acres including 0.34 Acres of Road Easement. DESCRIPTION - PARCEL K: That part of the Southwest Quarter of the Southeast Quarter of Section 20, Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa, described as follows; Commencing at the Northwest corner of said Southwest Quarter of the Southeast Quarter; thence South 00 degrees 02 minutes 00 seconds West, 600.00 feet along the West line of said Southwest Quarter of the Southeast Quarter to the Point of Beginning; thence South 00 degrees 02 minutes 00 seconds West, 300.00 feet along said West line; thence South 89 degrees 35 minutes 31 seconds East, 600.00 feet; thence North 00 degrees 02 minutes 00 seconds East, 300.00 feet; thence North 89 degrees 35 minutes 31 seconds West, 600.00 feet to the Point of Beginning, having an area of 4.13 Acres including 0.34 Acres of Road Easement. DESCRIPTION - PARCEL L: That part of the Southwest Quarter of the Southeast Quarter of Section 20, Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa, described as follows; Commencing at the Northwest corner of said Southwest Quarter of the Southeast Quarter; thence South 00 degrees 02 minutes 00 seconds West, 900.00 feet along the West line of said Southwest Quarter of the Southeast Quarter to the Point of Beginning; thence South 00 degrees 02 minutes 00 seconds West, 300.00 feet along said West line; thence South 89 degrees 35 minutes 31 seconds East, 600.00 feet; thence North 00 degrees 02 minutes 00 seconds East, 300.00 feet; thence North 89 degrees 35 minutes 31 seconds West, 600.00 feet to the Point of Beginning, having an area of 4.13 Acres including 0.34 Acres of Road Easement.			
PROJ. NO. 1501		LICENSED LAND SURVEYOR CHAD A. DANIELS 17532 IOWA I hereby certify that this surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa. Signed  10/19/20 Chad A. Daniels Date Iowa License No. 17532 My license renewal date is 12-31-2020 Page No.'s covered by this seal: 1 and 2	
DATE OF SURVEY: 10/16/2020		PAGE 1 of 2	



NOTE:
All witness monuments set
on an offset line 60.00' from
1/4 section line.

NW COR. SW 1/4
SE 1/4 SEC. 20
1/2" red plastic
cap rebar, #17532

2052.03'
N 89°35'31" W
NE COR. SE 1/4
SE 1/4 SEC. 20
1/2" red plastic
cap rebar, #17532



S 00°02'00" W
142.64'

S 1/4 COR.
SEC. 20
1/2" Rebar

S 89°41'05" E 2654.15'

SE COR.
SEC. 20
1/2" Rebar

Planning and Zoning

7. C.

Meeting Date: 11/10/2020

Subject

Consider recommendation on request for approval of a Plat of Survey for Joseph Greubel, located within two miles of the City of Indianola.

Information

Request for plat of survey approval to create Parcels AN (5 Acres) and AP (2 Acres) for future residential lots.

To submit a public comment online, please visit

<https://www.indianolaiowa.gov/FormCenter/Community-Development-3/Public-Comment-78>

Attachments

Staff Report

Land Division App AN

Plat of Survey AN

Land Division App AP

Play of Survey AP



Community Development

110 N. First St., Indianola, IA 50125-0299 • www.indianolaiowa.gov
515-961-9430 • comdev@indianolaiowa.gov

Staff Report

Planning and Zoning Commission

Date of Meeting: November 10, 2020

Agenda Item: 7. C. Consider recommendation on request for approval of a Plat of Survey for Joseph Greubel, located within two miles of the City of Indianola.

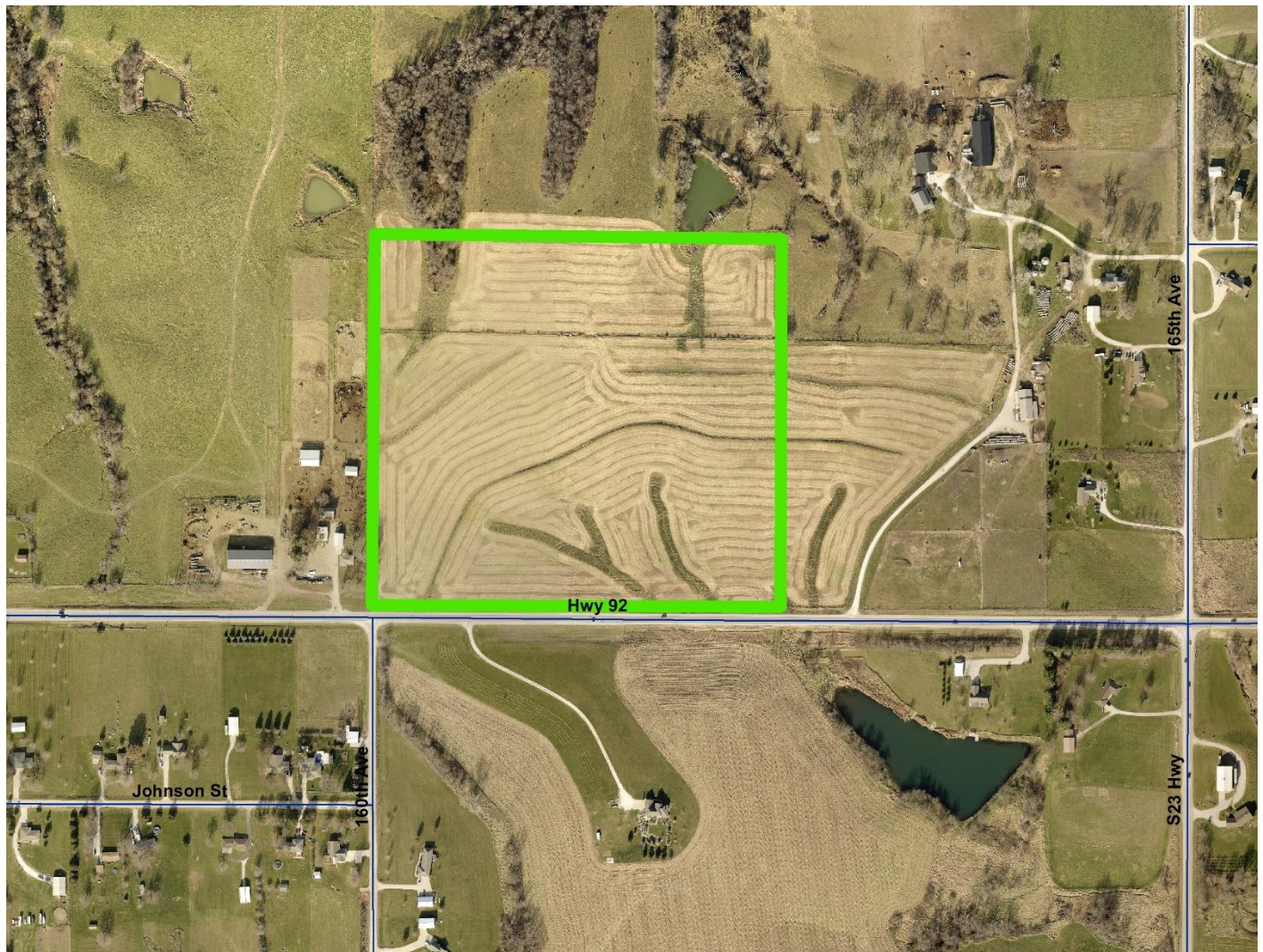
Application Type: Plat of Survey

Applicant: Matt Thomas of Thomas Land Surveying

Comprehensive Plan Designation: Agriculture

Application Summary: Request for plat of survey approval to create Parcels AN (5 Acres) and AP (2 Acres) for future residential lots.

AERIAL MAP



APPLICABLE CODE SECTIONS

The following sections of the Code of Ordinances of Indianola, Iowa apply to this request:

170.02 JURISDICTION. All plats of survey, plats, replats or subdivisions of land into three (3) or more parts for the purpose of laying out a portion of the City of Indianola, an addition thereto or suburban lots within two (2) miles of the corporate limits of the City for other than agricultural purposes shall be submitted to the Council and the Commission in accordance with the provisions of this chapter and shall be subject to the requirements established herein. This chapter shall regulate the subdividing of land within the City and all land within an area extending two miles beyond the corporate limits in accordance with the provisions of Section 354.9, Code of Iowa.

170.13 DESIGN STANDARDS — LOTS.

1. All lots shall abut on a street or place. Corner lots which abut on a thoroughfare or collector street shall have a minimum radius of 25 feet at the intersection.
2. Sidelines of lots shall approximate right angles to straight street lines and radial angles to curbed street lines except where a variation will provide better lot layout.
3. Lots with double frontage shall be avoided, except in specific locations where good planning indicates their use. In that event a planting screen shall be provided along the rear of the lot.

4. Corner lots shall not be less than 80 feet in width and interior lots shall not be less than 70 feet in width at the building line.
5. Lot depth shall not exceed 2½ times the width.
6. No lot shall have less area than required by the Zoning Ordinance for the district in which it is located.

170.38 ENFORCEMENT. In addition to other remedies and penalties prescribed by law, the provisions of this chapter shall not be violated subject to the following:

1. No plat of survey, plat or subdivision in the City or within two (2) miles thereof shall be recorded or filed with the County Auditor or County Recorder, nor shall any plat or subdivision have any validity until it complies with the provisions of this chapter and has been approved by the Council as prescribed herein.

ANALYSIS

Joseph Greubel currently owns a 40-acre tract of land located northeast of the intersection of 160th Avenue and Iowa Highway 92. This property contains no buildings. Joseph Greubel proposes to split two separate parcels off the 40-acre tract for, according to the applicant, the purpose of creating buildable lots. As this site is not located within the City of Indianola, but is within two miles of the City, it falls under the review authority of the City. The comprehensive plan calls for this area as agriculture, and it is not within a growth priority area of the City. Letters were mailed to property owners within 200 feet of this property on October 30, 2020.

ALTERNATIVES

The City of Indianola Planning and Zoning Commission may consider the following alternatives:

- 1) The City of Indianola Planning and Zoning Commission recommends the plat of survey request be approved, as submitted.
- 2) The City of Indianola Planning and Zoning Commission recommends the plat of survey request be approved, with conditions.
- 3) The City of Indianola Planning and Zoning Commission recommends the plat of survey request be denied.
- 4) The City of Indianola Planning and Zoning Commission remands the plat of survey request, back to the applicant and/or staff for further review and/or modifications and directs staff to place this item on a future Planning and Zoning agenda.

RECOMMENDATION

Staff recommends that the City of Indianola Planning and Zoning Commission move alternative 1, approving the plat of survey request, as submitted.

LAND DIVISION APPLICATION

Community Development

110 North 1st Street, Indianola, Iowa 50125-0299
(515) 961-9430 • comdev@indianolaiowa.gov



PROPERTY OWNER

(Last Name) GREUBEL
(First Name) JOSEPH
(Address) 811 1/2 JEFFERSON ST.
(City) INDIANOLA (State) IA (Zip) 50125
(Phone) 515-229-4821 (Email) qualplumbing@gmail.com

APPLICANT (if not Property Owner)

(Last Name) Thomas
(First Name) Matt
(Address) 6230 90th AVENUE
(City) INDIANOLA (State) IA (Zip) 50125
(Phone) 515-494-6663 (Email) mthomas@thomaslandsurveying.net

☒ PLAT OF SURVEY

Submittal Requirements: PARCEL "AN"

All submittal requirements must be completed.
Incomplete applications will not be considered

- ☒ Completed Application
- ☒ Filing Fee: \$75 per request
- ☐ Proposed plat of survey (hard copy)
- ☒ Proposed plat of survey (electronic copy)
- ☒ Legal description (electronic in word format)
- ☒ Other Information as required by Director

LOCATION MAP

☐ PRELIMINARY PLAT

Submittal Requirements:

All submittal requirements must be completed.
Incomplete applications will not be considered

- ☐ Completed Application
- ☐ Filing Fee: \$250, plus \$10.00 for each lot in excess of 10 lots, land plus Outside Engineering Costs
- ☐ Proposed preliminary plat (hard copy)
- ☐ Proposed preliminary plat (electronic copy)
- ☐ Legal description (electronic in word format)
- ☐ All items as required by Section 170.09 of the Code of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

☐ FINAL PLAT

Submittal Requirements:

All submittal requirements must be completed.
Incomplete applications will not be considered

- ☐ Completed Application
- ☐ Filing Fee: \$150, plus \$10.00 for each lot in excess of 10 lots, land plus Outside Engineering Costs
- ☐ Proposed plat of survey (hard copy)
- ☐ Proposed plat of survey (electronic copy)
- ☐ Legal description (electronic in word format)
- ☐ All items as required by Section 170.10 of the Code of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that in filing this application I am acting with the knowledge, consent and authority of the owner(s) of the property. Pursuant to said authority, I hereby permit City officials to enter upon the property for the purpose of inspection related to this application.

Signature Matt Thomas

Name (printed) Matt Thomas (Surveyor)

Date 10/27/2020

FOR OFFICE USE ONLY: Code to 45685 (prelim & final)
Code to 45686 (plat of survey)

Date Received: _____

Receipt No: _____

Receipt Amount: _____

INDEX LEGEND

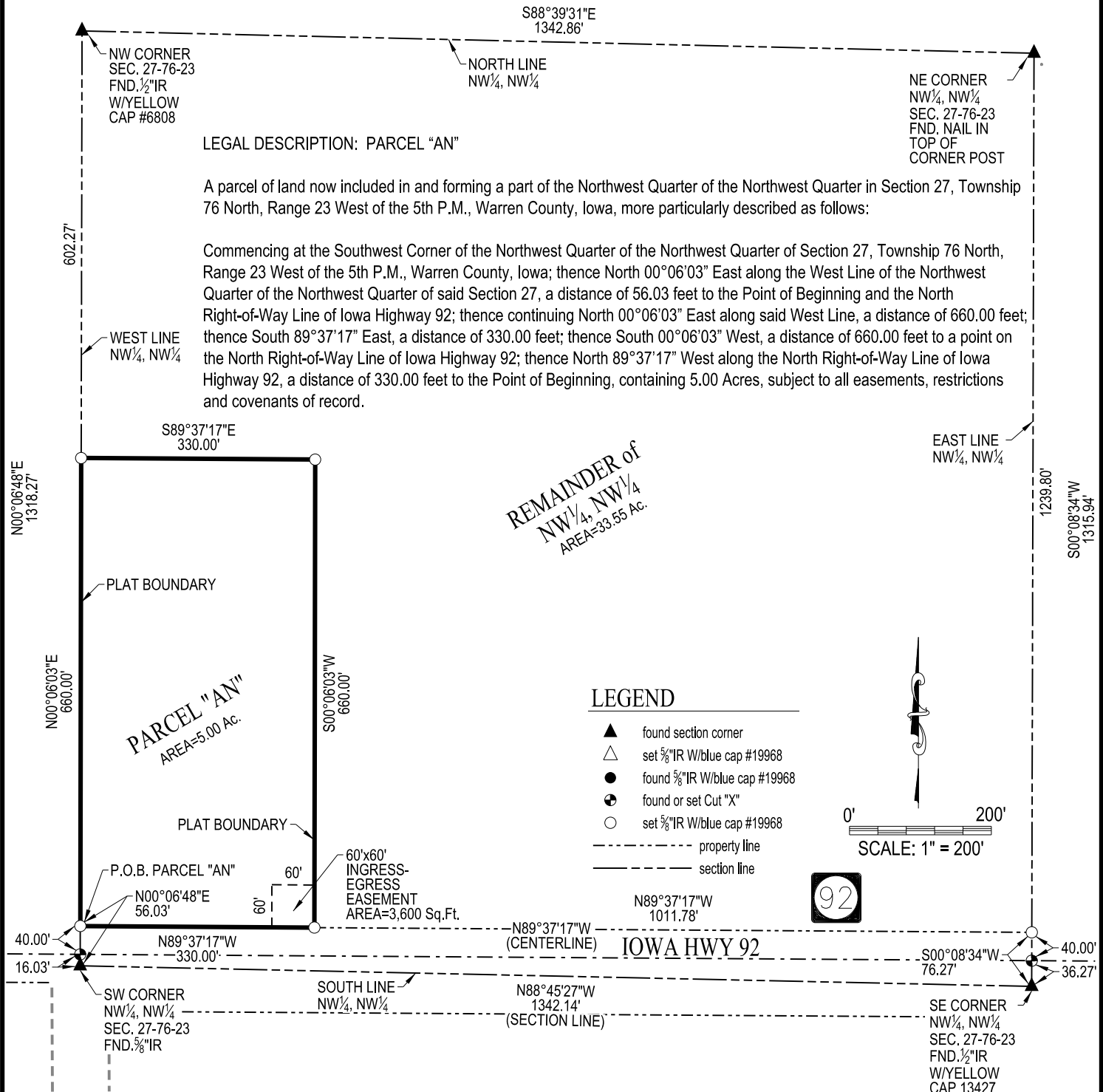
COUNTY: WARREN
LOCATION: PARCEL "AN" in the NW¼, NW¼ of SECTION 27, TOWNSHIP 76,
NORTH 23 WEST

SURVEY FOR PROPRIETOR: JOSEPH A. GREUBEL
811½ S JEFFERSON ST, INDIANOLA, IOWA 50125

RETURN TO AND PREPARED BY:
THOMAS LAND SURVEYING, LLC
MATT THOMAS, 6230 90th AVENUE,
INDIANOLA, IOWA 50125
(515) 494-6663

DATE OF SURVEY: 08-13-2020 THRU 09-04-2020

PLAT OF SURVEY - PARCEL "AN"
NW¼, NW¼ of SECTION 27-T76N-R23W



TLS THOMAS LAND SURVEYING, LLC 6230 90th AVENUE INDIANOLA, IA 50125 TELE.: 515.494.6663		I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.					
		Signature: Date: 10-19-2020					
PROJECT NUMBER		20121		COUNTY	DATE DRAWN	YEAR	SHEET NO.
				WARREN	10-19-2020	2020	1

LAND DIVISION APPLICATION

Community Development

110 North 1st Street, Indianola, Iowa 50125-0299
(515) 961-9430 • comdev@indianolaiowa.gov



PROPERTY OWNER

(Last Name) GREUBEL
(First Name) JOSEPH
(Address) 811 1/2 S. JEFFERSON ST
(City) INDIANOLA (State) IA (Zip) _____
(Phone) 515-229-4821 (Email) qualplumbing@gmail.com

APPLICANT (if not Property Owner)

(Last Name) Thomas
(First Name) MATT
(Address) 6230 90th AVENUE
(City) INDIANOLA (State) IA (Zip) 50125
(Phone) 515-494-6663 (Email) mthomas@thomaslandsurveying.net

☒ PLAT OF SURVEY

Submittal Requirements: PARCEL "AP"

*All submittal requirements must be completed.
Incomplete applications will not be considered*

- ☒ Completed Application
- ☒ Filing Fee: \$75 per request
- ☐ Proposed plat of survey (hard copy)
- ☒ Proposed plat of survey (electronic copy)
- ☒ Legal description (electronic in word format)
- ☒ Other Information as required by Director

LOCATION MAP

☐ PRELIMINARY PLAT

Submittal Requirements:

*All submittal requirements must be completed.
Incomplete applications will not be considered*

- ☐ Completed Application
- ☐ Filing Fee: \$250, plus \$10.00 for each lot in excess of 10 lots, land plus Outside Engineering Costs
- ☐ Proposed preliminary plat (hard copy)
- ☐ Proposed preliminary plat (electronic copy)
- ☐ Legal description (electronic in word format)
- ☐ All items as required by Section 170.09 of the Code of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

☐ FINAL PLAT

Submittal Requirements:

*All submittal requirements must be completed.
Incomplete applications will not be considered*

- ☐ Completed Application
- ☐ Filing Fee: \$150, plus \$10.00 for each lot in excess of 10 lots, land plus Outside Engineering Costs
- ☐ Proposed plat of survey (hard copy)
- ☐ Proposed plat of survey (electronic copy)
- ☐ Legal description (electronic in word format)
- ☐ All items as required by Section 170.10 of the Code of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that in filing this application I am acting with the knowledge, consent and authority of the owner(s) of the property. Pursuant to said authority, I hereby permit City officials to enter upon the property for the purpose of inspection related to this application.

Signature [Signature]

Name (printed) Matt Thomas (Surveyor)

Date 10/27/2020

FOR OFFICE USE ONLY: Code to 45685 (prelim & final)
Code to 45686 (plat of survey)

Date Received: _____

Receipt No: _____

Receipt Amount: _____

INDEX LEGEND

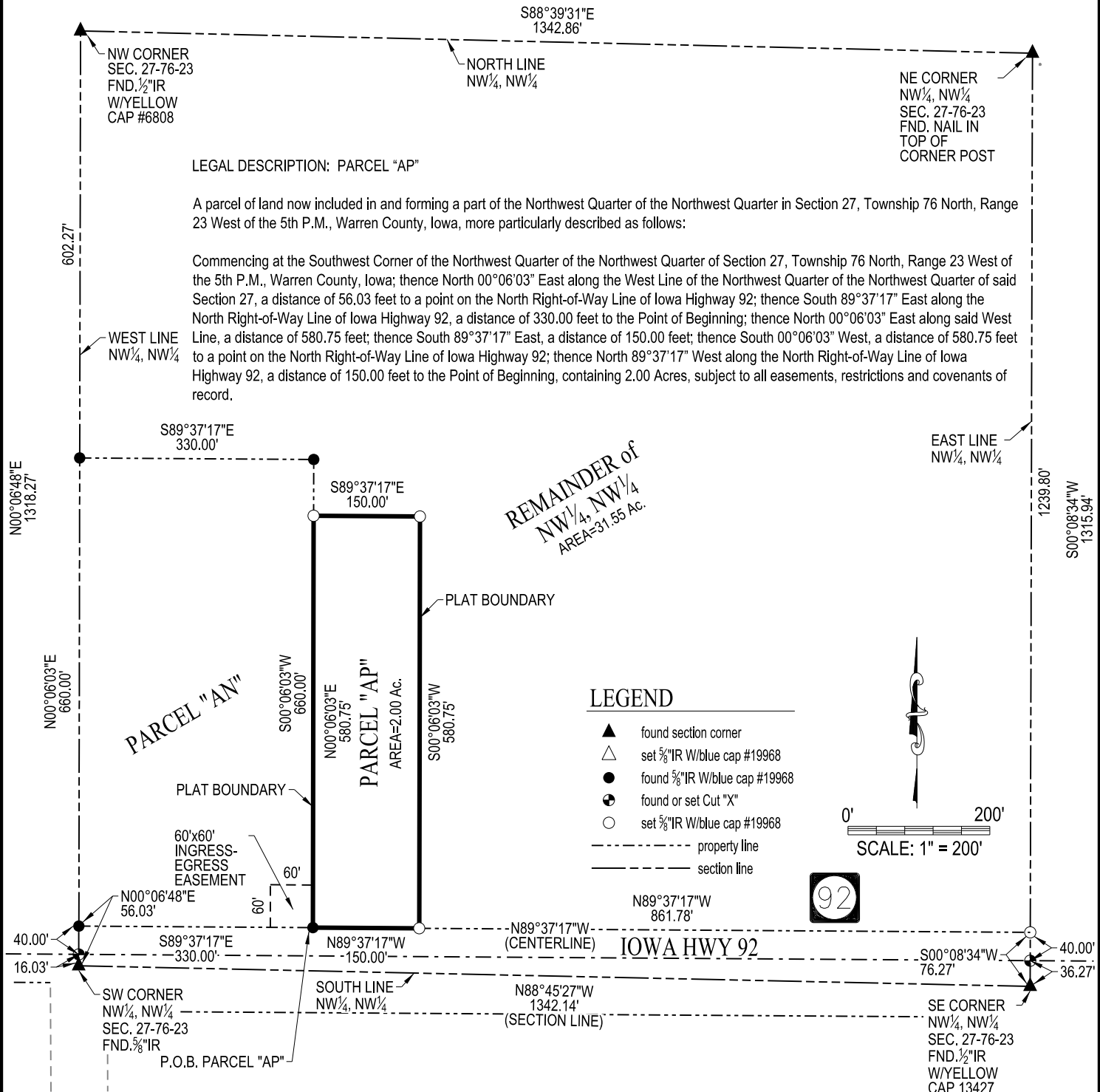
COUNTY: WARREN
LOCATION: PARCEL "AP" in the NW¼, NW¼ of SECTION 27, TOWNSHIP 76,
NORTH 23 WEST

SURVEY FOR PROPRIETOR: JOSEPH A. GREUBEL
811½ S JEFFERSON ST, INDIANOLA, IOWA 50125

RETURN TO AND PREPARED BY:
THOMAS LAND SURVEYING, LLC
MATT THOMAS, 6230 90th AVENUE,
INDIANOLA, IOWA 50125
(515) 494-6663

DATE OF SURVEY: 08-13-2020 THRU 09-04-2020

PLAT OF SURVEY - PARCEL "AP"
NW¼, NW¼ of SECTION 27-T76N-R23W



TLS

THOMAS
LAND
SURVEYING, LLC

6230 90th AVENUE
INDIANOLA, IA 50125
TELE.: 515.494.6663



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Signature: *Matthew J. Thomas* Date: 10-27-2020

Name: (Printed or typed) Matthew J. Thomas

License Number: 19968

My license renewal date is December 31, 2021

Pages or sheets covered by this seal: THIS SHEET

PROJECT NUMBER

20121

COUNTY

WARREN

DATE DRAWN

10-27-2020

YEAR

2020

SHEET NO.

1

Planning and Zoning

7. D.

Meeting Date: 11/10/2020

Subject

Consider recommendation on request for approval of a Plat of Survey for the Jeffrey and Gwen Schroder Revocable Trust, located at 1205 South O Street (Lot 23 of Deer Creek Plat 2).

Information

Request for plat of survey approval to create Parcels A for the purposes of increasing the size of Lot 22 (north of Lot 23) and thus decreasing the size of Lot 23.

To submit a public comment online, please visit

<https://www.indianolaiaowa.gov/FormCenter/Community-Development-3/Public-Comment-78>

Attachments

Staff Report

Land Division Application

Plat of Survey

Public Comment



Community Development

110 N. First St., Indianola, IA 50125-0299 • www.indianolaiowa.gov
515-961-9430 • comdev@indianolaiowa.gov

Staff Report

Planning and Zoning Commission

Date of Meeting: November 10, 2020

Agenda Item: 7. D. Consider recommendation on request for approval of a Plat of Survey for the Jeffrey and Gwen Schroder Revocable Trust, located at 1205 South O Street (Lot 23 of Deer Creek Plat 2).

Application Type: Plat of Survey

Applicant: Matt Thomas of Thomas Land Surveying

Current Zoning: R-1, Single-Family Residential

Comprehensive Plan Designation: Low Density Residential

Application Summary: Request for plat of survey approval to create Parcels A for the purposes of increasing the size of Lot 22 (north of Lot 23) and thus decreasing the size of Lot 23.

AERIAL MAP



APPLICABLE CODE SECTIONS

The following sections of the Code of Ordinances of Indianola, Iowa apply to this request:

170.02 JURISDICTION. All plats of survey, plats, replats or subdivisions of land into three (3) or more parts for the purpose of laying out a portion of the City of Indianola, an addition thereto or suburban lots within two (2) miles of the corporate limits of the City for other than agricultural purposes shall be submitted to the Council and the Commission in accordance with the provisions of this chapter and shall be subject to the requirements established herein. This chapter shall regulate the subdividing of land within the City and all land within an area extending two miles beyond the corporate limits in accordance with the provisions of Section 354.9, Code of Iowa.

170.13 DESIGN STANDARDS — LOTS.

1. All lots shall abut on a street or place. Corner lots which abut on a thoroughfare or collector street shall have a minimum radius of 25 feet at the intersection.
2. Sidelines of lots shall approximate right angles to straight street lines and radial angles to curbed street lines except where a variation will provide better lot layout.
3. Lots with double frontage shall be avoided, except in specific locations where good planning indicates their use. In that event a planting screen shall be provided along the rear of the lot.
4. Corner lots shall not be less than 80 feet in width and interior lots shall not be less than 70 feet in width at the building line.
5. Lot depth shall not exceed $2\frac{1}{2}$ times the width.
6. No lot shall have less area than required by the Zoning Ordinance for the district in which it is located.

ANALYSIS

The Jeffrey and Gwen Schroder Revocable Trust currently owns Lot 23 of Deer Creek Plat 2 at 1205 South O Street, a 33,123 square foot residential lot. This lot is currently vacant and contains no buildings. The property owner proposes to split a 13,403 square foot parcel off the north side of Lot 23 and sell it to the owner of Lot 22. By doing such, the owner of Lot 22, which is 24,226 square feet in size, will own 37,629 square feet, and the property owner's lot would be reduced to 19,720 square feet. This proposed Plat of Survey does not create any additional building lots. All aspects of Chapter 170 would continue to be met, as well as the minimum standards of the R-1 zoning

district. The comprehensive plan calls for this area as low density residential. Letters were mailed to property owners within 200 feet of this property on October 30, 2020.

ALTERNATIVES

The City of Indianola Planning and Zoning Commission may consider the following alternatives:

- 1)** The City of Indianola Planning and Zoning Commission recommends the plat of survey request be approved, as submitted.
- 2)** The City of Indianola Planning and Zoning Commission recommends the plat of survey request be approved, with conditions.
- 3)** The City of Indianola Planning and Zoning Commission recommends the plat of survey request be denied.
- 4)** The City of Indianola Planning and Zoning Commission remands the plat of survey request, back to the applicant and/or staff for further review and/or modifications and directs staff to place this item on a future Planning and Zoning agenda.

RECOMMENDATION

Staff recommends that the City of Indianola Planning and Zoning Commission move alternative 1, approving the plat of survey request, as submitted.

LAND DIVISION APPLICATION

Community Development

110 North 1st Street, Indianola, Iowa 50125-0299
(515) 961-9430 • comdev@indianolaiowa.gov



PROPERTY OWNER

(Last Name) SCHRODER
(First Name) JEFF & GWEN REVOCABLE TRUST
(Address) 1600 W 13th AVENUE
(City) INDIANOLA (State) IA (Zip) 50125
(Phone) 515-975-6511 (Email) jeffschroder@hotmail.com

APPLICANT (if not Property Owner)

(Last Name) Thomas
(First Name) MATT
(Address) 6230 90th AVENUE
(City) INDIANOLA (State) IA (Zip) 50125
(Phone) 515-494-6663 (Email) mthomas@thomaslandsurveying.net

☒ PLAT OF SURVEY

Submittal Requirements:

*All submittal requirements must be completed.
Incomplete applications will not be considered*

- ☒ Completed Application
- ☒ Filing Fee: \$75 per request
- ☐ Proposed plat of survey (hard copy)
- ☒ Proposed plat of survey (electronic copy)
- ☒ Legal description (electronic in word format)
- ☒ Other Information as required by Director

LOCATION MAP

☐ PRELIMINARY PLAT

Submittal Requirements:

*All submittal requirements must be completed.
Incomplete applications will not be considered*

- ☐ Completed Application
- ☐ Filing Fee: \$250, plus \$10.00 for each lot in excess of 10 lots, land plus Outside Engineering Costs
- ☐ Proposed preliminary plat (hard copy)
- ☐ Proposed preliminary plat (electronic copy)
- ☐ Legal description (electronic in word format)
- ☐ All items as required by Section 170.09 of the Code of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

☐ FINAL PLAT

Submittal Requirements:

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Incomplete applications will not be considered*

- ☐ Completed Application
- ☐ Filing Fee: \$150, plus \$10.00 for each lot in excess of 10 lots, land plus Outside Engineering Costs
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- ☐ Proposed plat of survey (electronic copy)
- ☐ Legal description (electronic in word format)
- ☐ All items as required by Section 170.10 of the Code of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that in filing this application I am acting with the knowledge, consent and authority of the owner(s) of the property. Pursuant to said authority, I hereby permit City officials to enter upon the property for the purpose of inspection related to this application.

Signature [Signature]

Name (printed) Matt Thomas (Surveyor)

Date 10/27/2020

FOR OFFICE USE ONLY: Code to 45685 (prelim & final)
Code to 45686 (plat of survey)

Date Received: _____

Receipt No: _____

Receipt Amount: _____

INDEX LEGEND

COUNTY: WARREN
LOCATION: PARCEL "A" OF LOT 23 IN DEER CREEK PLAT 2

SURVEY FOR PROPRIETOR: JEFFERY SCHRODER and GWEN SCHRODER
REVOCABLE TRUST
1600 W 13th AVENUE, INDIANOLA, IOWA 50125

RETURN TO AND PREPARED BY:
THOMAS LAND SURVEYING, LLC
MATT THOMAS, 6230 90th AVENUE,
INDIANOLA, IOWA 50125
(515) 494-6663

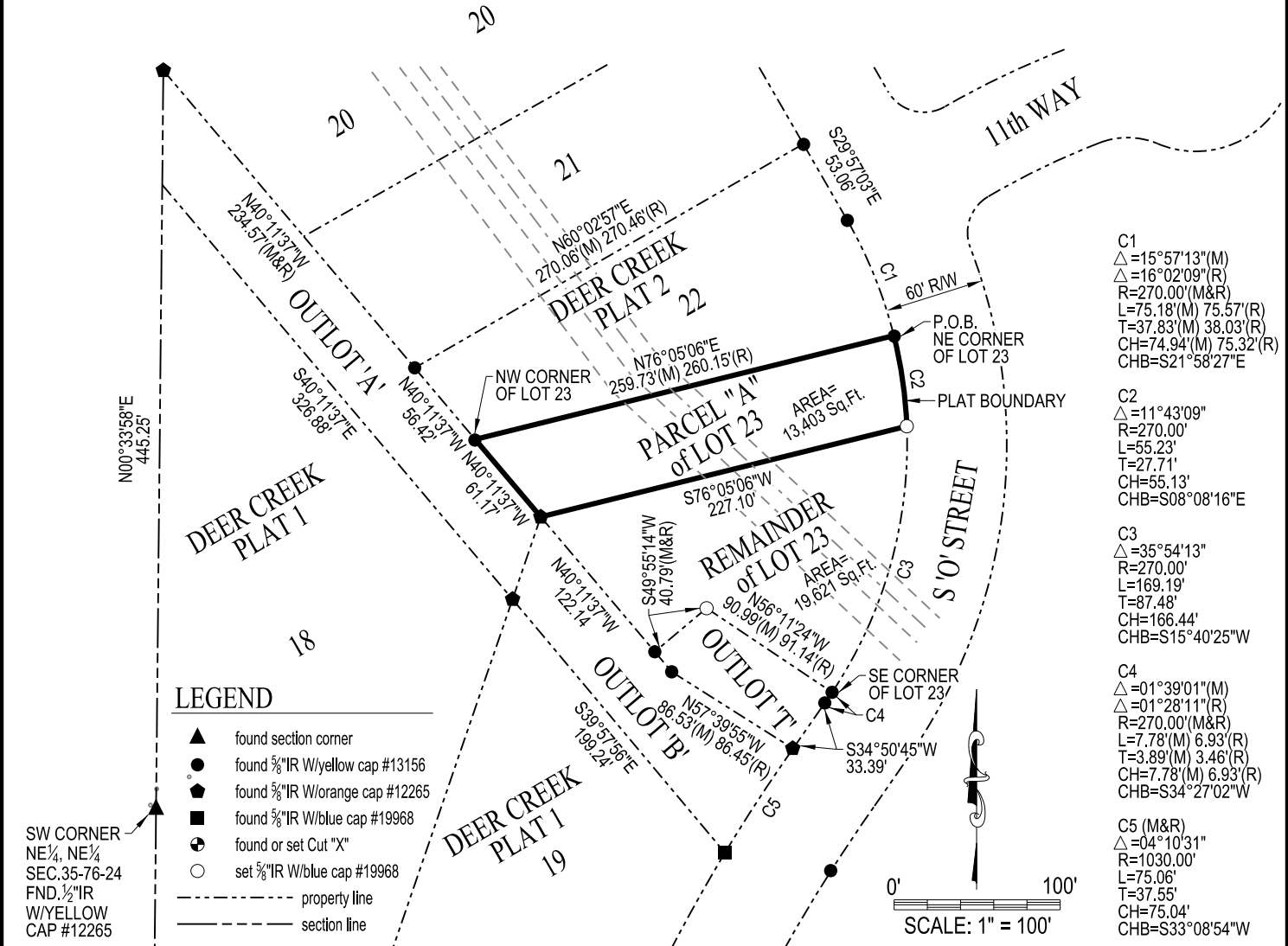
DATE OF SURVEY: 10-09-2020 THRU 10-12-2020

PLAT OF SURVEY - PARCEL "A" of LOT 23 in DEER CREEK PLAT 2

LEGAL DESCRIPTION: PARCEL "A" of LOT 23

A parcel of land now included in and forming a part LOT 23 in DEER CREEK PLAT 2, an Official Plat, now included in and forming a part of the City of Indianola, Warren County, Iowa, more particularly described as follows:

Beginning at the Northeast Corner of LOT 23 in DEER CREEK PLAT 2, an Official Plat, now included in and forming a part of the City of Indianola, Warren County, Iowa; thence Southeasterly along a curve concave Northeasterly having a radius of 270.00 feet, an arc length of 55.23 feet, a chord length of 55.13 feet and a chord bearing of South 08°08'16" East along the East Line of said LOT 23; thence South 76°05'06" West, a distance of 227.10 feet to a point on the West Line of said LOT 23; thence North 40°11'37" West along said West Line, a distance of 61.17 feet to the Northwest Corner of said LOT 23; thence North 76°05'06" East along the North Line of said LOT 23, a distance of 259.73 feet to the Point of Beginning, containing 13,403 Square Feet, subject to all easements, restrictions and covenants of record.



TLS THOMAS LAND SURVEYING, LLC 6230 90th AVENUE INDIANOLA, IA 50125 TELE.: 515.494.6663 I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa. Signature: Date: 10-27-2020 Name: (Printed or typed) Matthew J. Thomas License Number: 19968 My license renewal date is December 31, 2021 Pages or sheets covered by this seal: THIS SHEET					
PROJECT NUMBER	20138	COUNTY	DATE DRAWN	YEAR	SHEET NO.
		WARREN	10-27-2020	2020	1

Charlie Dissell

From: Tim Gauger <tpgauger@gmail.com>
Sent: Thursday, November 5, 2020 9:33 AM
To: Charlie Dissell
Subject: Re: Online Form Submittal: Public Comment

Thanks Charlie - no issues or concerns from our end. Thx for reaching out. Have a great weekend. Tim

On Thu, Nov 5, 2020 at 8:54 AM Charlie Dissell <cdissell@indianolaiowa.gov> wrote:

Mr. Gauger-

Please see the attached proposed survey. The intention of this survey is to split off about 14,500 sq. ft. of land on the north side of Lot 23, and sell that to the owners of Lot 22 to make Lot 22 larger in size. The current property owners will then hold onto the remainder.

Please let me know if you have any questions.

Thanks!

Charlie E. Dissell, AICP

Director of Community & Economic Development

City of Indianola

110 North 1st Street

Indianola, Iowa 50125

O- (515) 962-5276

cdissell@indianolaiowa.gov

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, November 3, 2020 8:15 PM
To: Community Development <comdev@indianolaiowa.gov>
Subject: Online Form Submittal: Public Comment

Public Comment

Public Comment Form

Please complete this form to submit your public comment to the Community Development office. If you have any questions please contact Community Development at 515-961-9430, or email: ComDev@indianolaiaowa.gov

First Name	Tim
Last Name	Gauger
Street Address	1604 W 13th Avenue
Apt / Suite Number	Field not completed.
City	Indianola
State	IA
Zip Code	50125
Email Address	tpgauger@gmail.com

Agenda Information

- Please indicate the date of the meeting your comment relates to. The type of comment you are submitting. The Agenda item number and title as it appears on the published agenda.

Agenda Date	11/10/2020
My comment applies to:	Public Comment (item not listed on the agenda)
Agenda Item Number & Title	Field not completed.

Public Comment	In regards to the notification for plat survey for 1205 South O Street (lot 23 of Deer Creek Plat 2) is information available prior to the 11/10 meeting? I'm unable to attend the meeting as the meeting is held during working hours, and assuming a vote for approval will be held at that time, and given the lot's proximity to my property, it would be greatly appreciated if the purpose of the proposal could be communicated prior to the meeting. Thanks, Tim Gauger Tim
----------------	--

Planning and Zoning

7. E.

Meeting Date: 11/10/2020

Subject

Consider recommendation on request for alternative method of approval for a site plan for Vice Construction, located at 2500 West 2nd Avenue.

Information

Request for alternative method of approval for a site plan for Vice Construction, requesting approval of a plan that does not meet the design standards of highway corridors.

To submit a public comment online, please visit

<https://www.indianolaiaowa.gov/FormCenter/Community-Development-3/Public-Comment-78>

Attachments

Staff Report

Building Design

Highpoint Storage Project

Site Plan



Community Development

110 N. First St., Indianola, IA 50125-0299 • www.indianolaiowa.gov
515-961-9430 • comdev@indianolaiowa.gov

Staff Report

Planning and Zoning Commission

Date of Meeting: November 10, 2020

Agenda Item: 7. E. Consider recommendation on request for alternative method of approval for a site plan for Vice Construction, located at 2500 West 2nd Avenue.

Application Type: Site Plan

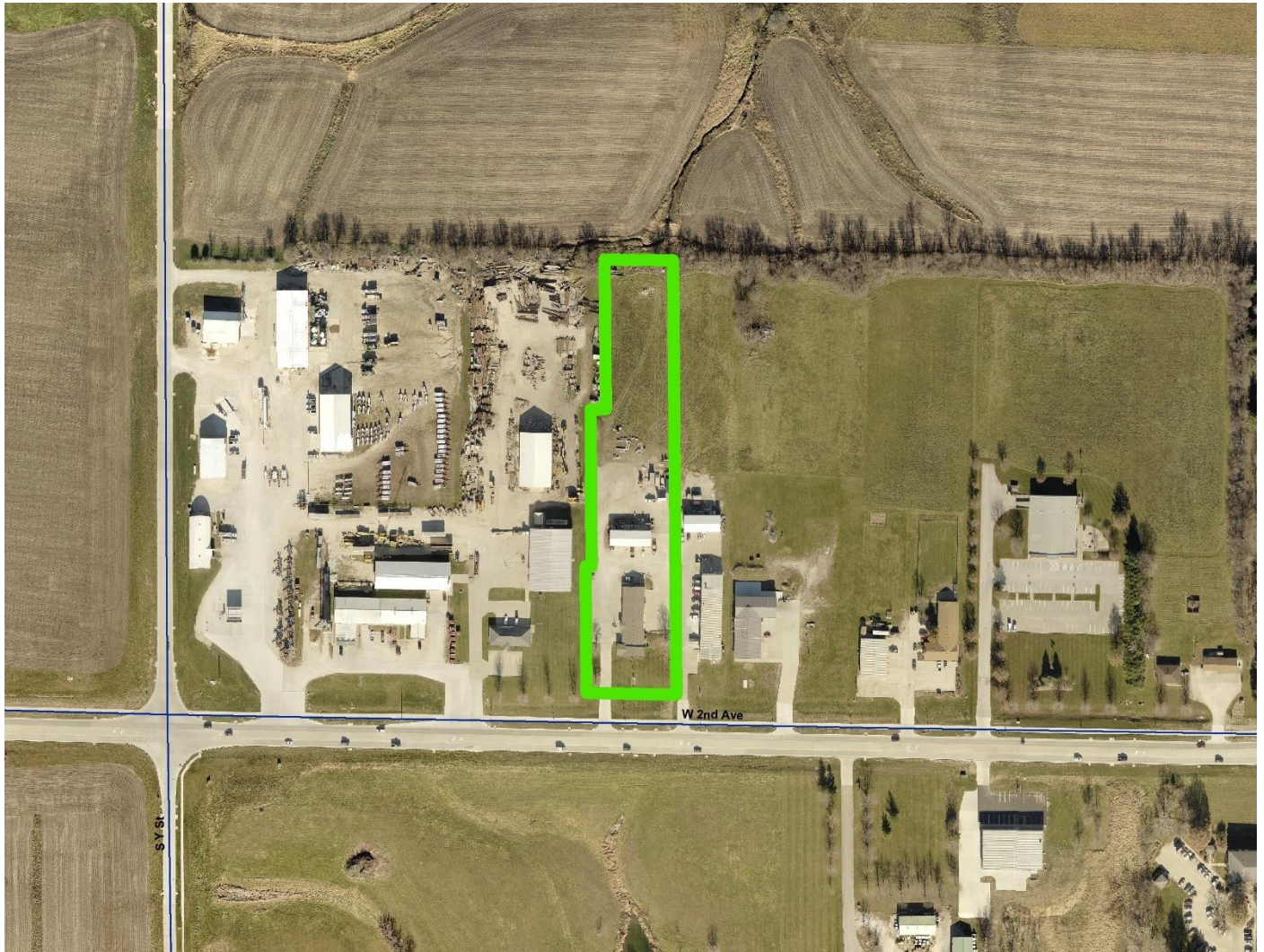
Applicant: Jake Vice

Address: 2500 West 2nd Avenue

Comprehensive Plan Designation: Industrial

Application Summary: Request for alternative method of approval for a site plan for Vice Construction, requesting approval of a plan that does not meet the design standards of highway corridors.

AERIAL MAP



APPLICABLE CODE SECTIONS

The following sections of the Code of Ordinances of Indianola, Iowa apply to this request:

166.06 ALTERNATE METHOD FOR APPROVAL OF SITE PLAN.

1. If the Director of Community Development does not approve the site plan as presented and the applicant is unable or unwilling to meet the above criteria and specific design standards or provide the information as required, the applicant shall have the option of submitting the site plan to the Planning and Zoning Commission and Council for their review, in accordance with the following provisions: Applicant shall cause to be prepared a site plan for such development and submit a reproducible medium and three copies to the Community Development Department. The site plan shall be accompanied by a cover letter requesting review and approval of said plan and by a receipt from the Clerk's office as proof of payment of the application fee which is as follows:

Site plan review — one acre or less \$ 50.00

Site plan review — more than one acre \$ 100.00

The site plan shall contain all of the information required by Sections 166.03 and 166.04 of this chapter and, in addition, shall contain the following supplemental information:

- A. Existing and proposed contours at an interval not to exceed two feet, provided that at least two contours shall be shown.

- B. Location, shape, exterior dimensions and number of stories of each existing building to be retained and of each proposed building.
- C. A vicinity map at a scale of one inch equals 400 feet or larger, showing the general location of the property.
- D. Soil tests and similar information, if deemed necessary by the Director of Community Development to determine the feasibility of the proposed development in relation to the design standards set forth in this chapter.
- E. In case of any conflicting requirements between this chapter and any existing ordinance of the City, the more restrictive requirement shall be met.

EXCEPTION: C-1, C-4, R-5 and R-6 zoning restrictions shall apply.

2. When improvements are made to existing structures that fall under the scope of Section 166.02 requiring the entire property to meet the applicable design standards of the site plan, the Planning and Zoning Commission and City Council may consider the following list of factors prior to approval:
 - A. The use of the land and building;
 - B. Building setback;
 - C. Lot area;
 - D. Cost of compliance; and
 - E. Existing development in the surrounding area

166.11 HIGHWAY CORRIDORS.

1. Purpose. The purpose of the architectural design standards found in this section is to recognize the importance of Highways 65-69 and 92 to the City's image and future development, to establish specific design guidelines for all development within the enforcement areas and to avoid the construction of structures which have the general appearance of farm machine sheds. Improvement of the highway corridors through Indianola should be undertaken by devising an overall long-range plan. The plan must focus on unifying and enhancing the appearance not only of the public right-of-way but also of the private property abutting it.
2. Enforcement Area. All improvements and/or developments that are subject to the requirements of this chapter and are property zoned C-2 (Highway Commercial), A-1 (Agricultural), R-1 (Single-Family Residential), R-2 (Single and Two-Family Residential), R-3 (Mixed Residential) and M-2 (General Industrial).
3. Design Standards.
 - A. A minimum of 100 percent of the building wall surface that faces Highway 65-69 or 92 shall consist of full natural brick, exterior finish insulation system (E.F.I.S.), culture stone and/or masonry veneer with a minimum of one and one-half inches in thickness that is mechanically fastened to the exterior of the building structure, pre-cast concrete walls (except smooth finish pre-cast concrete walls) and/or an approved panelized fiber system with a minimum thickness of five-eighths inch, self-draining and mechanically fastened to an exterior or split-faced concrete masonry units. Those walls that adjoin a wall that fronts Highways 65-69 or 92 shall consist of 30 percent full natural brick, exterior finish insulation system (E.F.I.S.), culture stone and/or masonry veneer with a minimum of one and one-half inch in thickness that is mechanically fastened to the exterior of the building structure, pre-cast concrete walls (except smooth finish pre-cast concrete walls) and/or an approved panelized fiber system with a minimum thickness of five-eighths inch, self-draining and mechanically fastened to an exterior or split-faced concrete masonry units. Said 30 percent shall be for the entire depth of the walls at ground level and shall not be achieved in a vertical configuration. On corner lots, all walls that face the side street shall comply with the requirements of this paragraph regarding walls that face highways. Areas for glazing or overhead doors (or similar doors for vehicle entrances only) shall be excluded from the total wall area in making this determination. If E.F.I.S. is being utilized for more than 50 percent of the total wall surface, architectural accenting consisting of a minimum of 20 percent of the wall surface is required. The use of colors, materials, façade projections, recesses, articulated roof lines, enhanced entrances, lighting, windows and awnings can be used to make the improvement aesthetically companionable, provided accenting does not exceed more than 20 percent of the elevation that faces the highway. This regulation shall not be construed to prevent the use of innovative materials or progressive structural designs. Plans or designs which deviate from the full natural

brick, exterior finish insulation system (E.F.I.S.), culture stone and/or masonry veneer with a minimum of one and one-half inch in thickness that is mechanically fastened to the exterior of the building structure, pre-cast concrete walls (except smooth finish pre-cast concrete walls) and/or an approved panelized fiber system with a minimum thickness of five-eighths inch, self-draining and mechanically fastened to an exterior or split-faced concrete masonry units requirements found in this paragraph may be submitted to the Planning and Zoning Commission and Council for their review and approval. The provisions of this paragraph also apply to all buildings with street frontage in Blocks 7, 8, 9, 12, 13, 16, 17 and 18, Original Town Plat, Indianola, Iowa.

B. Unpainted metal siding is prohibited.

ANALYSIS

Vice Construction proposes to build a storage building, parking and storm water detention to its 3.12-acre parcel located at 2500 West 2nd Avenue. A site plan was submitted to the City on September 25th, 2020 which shows a 166' x 60', or 9,960 sq. ft. storage building located on the site.

Section 166.11 of the Code of Ordinances of Indianola, Iowa pertaining to the site planning standards along highway corridors in the City requires that a minimum of 100 percent of the building wall surface that faces Highway 92 shall consist of full natural brick, exterior finish insulation system (E.F.I.S.), culture stone and/or masonry veneer with a minimum of one and one-half inches in thickness that is mechanically fastened to the exterior of the building structure, pre-cast concrete walls (except smooth finish pre-cast concrete walls) and/or an approved panelized fiber system with a minimum thickness of five-eighths inch, self-draining and mechanically fastened to an exterior or split-faced concrete masonry units. Those walls that adjoin a wall that fronts Highways 92 shall consist of 30 percent of the material noted above. The purpose of the architectural design standards is to recognize the importance of Highways 65-69 and 92 to the City's image and future development, to establish specific design guidelines for all development within the enforcement areas and to avoid the construction of structures which have the general appearance of farm machine sheds. Furthermore, the use of unpainted metal siding is prohibited.

The applicant has requested an alternate site plan to not allow all sides to have a 36" (18.75%) stone wainscot around the bottom with dark colored gray ribbed steel around the remainder of the building. As noted by the applicant, this building will be placed 450' from Highway 92, and only half of it will be visible as there is an existing machine shed type building located in front of the proposed building. See picture below:



As the picture shows, the white building is setback a significant distance from Highway 92, and the proposed building will be behind that building. With the proposed building will be significantly setback from the highway and shielded by existing buildings, it is staff's opinion that the design standards of Highway 92 and their importance to the City's image and future development will not be hindered with the proposed. However, if approved, staff would recommend a tree be planted on the east side of the entrance driveway, similar to the species and setback from the trees on the west side of the driveway. This tree would help further shield the proposed building from the highway.

ALTERNATIVES

The City of Indianola Planning and Zoning Commission may consider the following alternatives:

- 1) The City of Indianola Planning and Zoning Commission recommends the alternative method of approval for a site plan be approved, as submitted.
- 2) The City of Indianola Planning and Zoning Commission recommends the alternative method of approval for a site plan be approved, with conditions.
- 3) The City of Indianola Planning and Zoning Commission recommends the alternative method of approval for a site plan be approved be denied.
- 4) The City of Indianola Planning and Zoning Commission remands the alternative method of approval for a site plan be approved, back to the applicant and/or staff for further review and/or modifications and directs staff to place this item on a future Planning and Zoning agenda.

RECOMMENDATION

Staff recommends that the City of Indianola Planning and Zoning Commission move alternative 2, approving the alternative method of approval for a site plan, with the condition that a tree be planted on the east side of the entrance driveway, similar to the species and setback from the trees on the west side of the driveway .



10/23/2020

To Whom it may concern,

In reference to the City's site plan review and the Design Standards per the City Code section "166.11 Highway Corridors"; I am requesting approval to modify the allowable design standards for my new building.

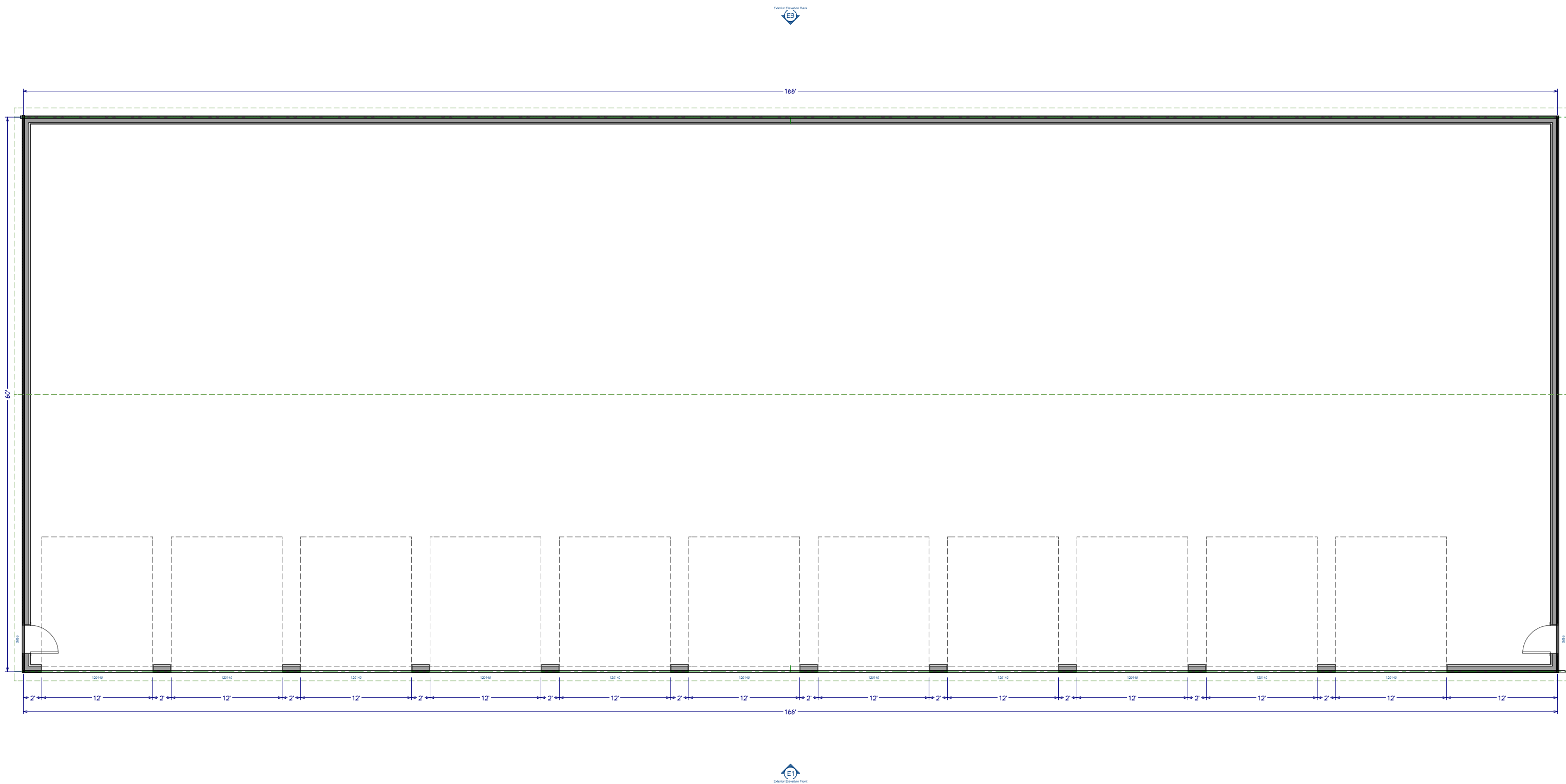
This new building is an accessory building placed 450' from the highway and behind 2 primary buildings. As can be seen on the site plan, less than half of this south, highway-facing wall will be visible from the highway. I am proposing to use a 36" stone Wainscot around the bottom of all four sides of the building with the dark gray ribbed steel. I feel this will dress the building up and make it look less commercialized and be uniform around the entire building rather than having just the South, Highway-facing wall be 100% stone. Thank you for your consideration of this modification.

Sincerely,

A handwritten signature in blue ink that reads 'Jake Vice'. The signature is stylized with a large, flowing 'J' and a cursive 'Vice'.

Jake Vice - Owner

Vice Construction
2500 W 2nd Ave. Suite 1
Indianola, IA 50125
515-962-5194
Jake@viceconcrete.com



"This drawing is provided for visualization purposes only. All specifications should be verified by a qualified architect or engineer."

REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE		

DRAWINGS PROVIDED BY:


Delta Metals, Inc.

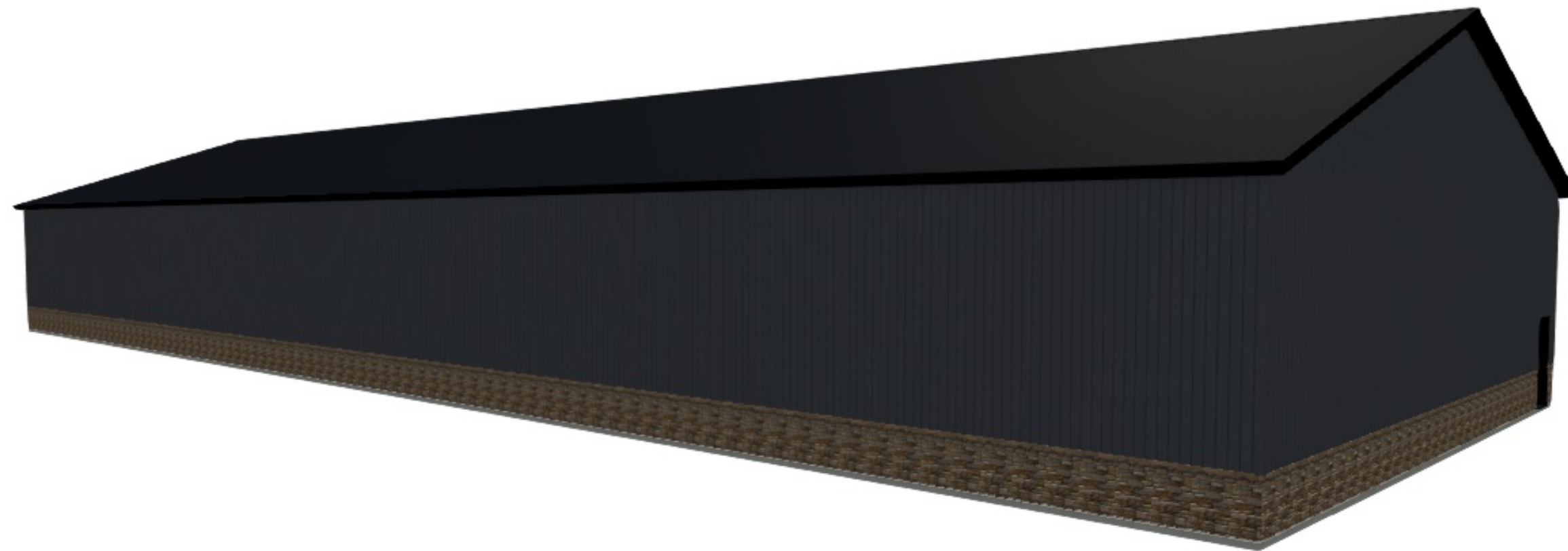
DATE:

10/30/2020

SCALE:

SHEET:

P-1



"This drawing is provided for visualization purposes only. All specifications should be verified by a qualified architect or engineer."

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REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE		

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DRAWINGS PROVIDED BY:

DATE:

10/30/2020

SCALE:

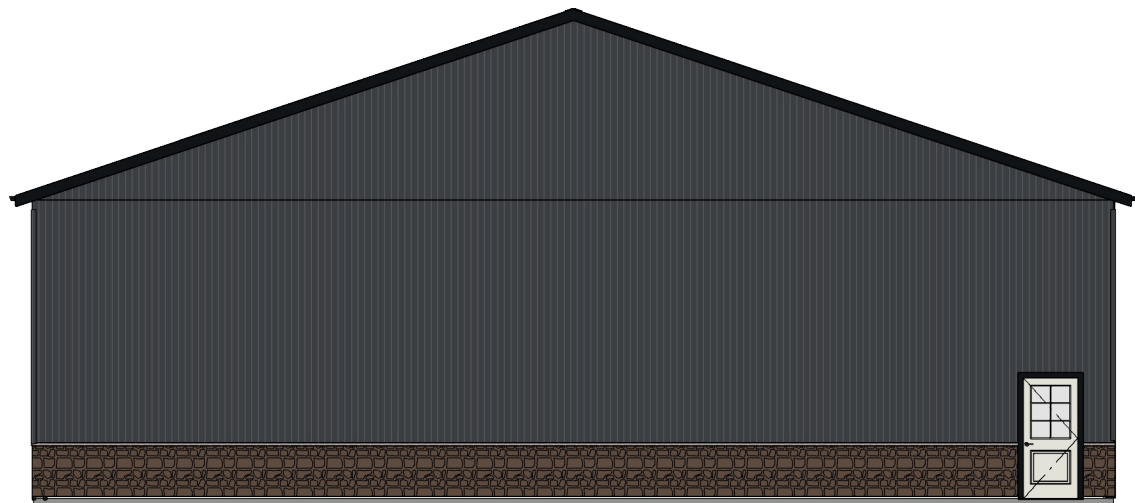
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SHEET:

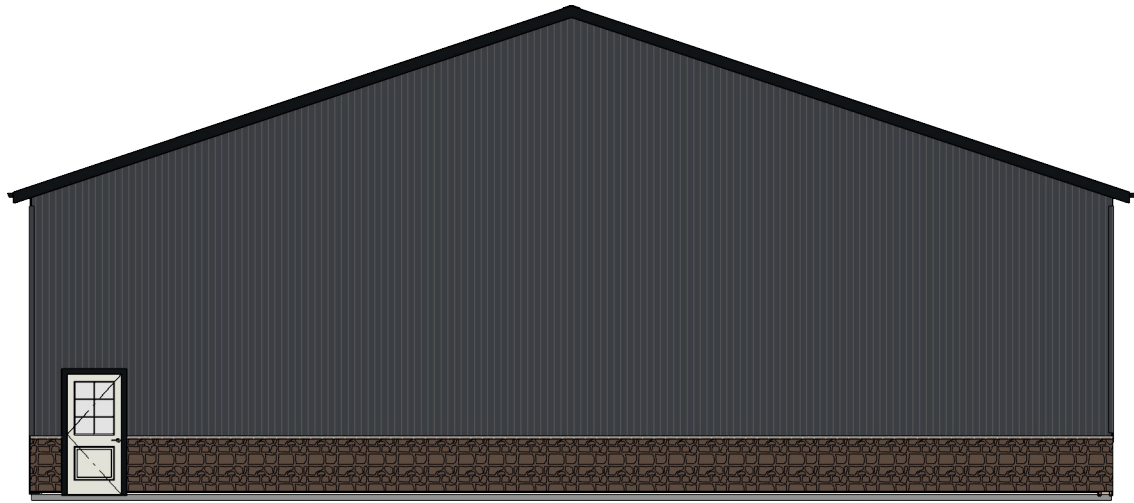
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Exterior Elevation Front



Exterior Elevation Left



Exterior Elevation Right



Exterior Elevation Back



"This drawing is provided for visualization purposes only. All specifications should be verified by a qualified architect or engineer."

REVISION TABLE		DESCRIPTION
NUMBER	DATE	REVISOR

DRAWINGS PROVIDED BY:

DATE:

10/30/2020

SCALE:

SHEET:

VICE CONSTRUCTION

2500 WEST 2ND AVENUE

INDIANOLA, IOWA

SITE PLAN

NAI #20175



EXISTING UTILITY NOTE

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.

WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 552005457.

W1-WATER	INDIANOLA MUNICIPAL UTILITIES
S-SANITARY SEWER	LOU ELBERT 515-962-5330 lelbert@indianolaiaowa.gov
E1-ELECTRIC	INDIANOLA MUNICIPAL UTILITIES MIKE METCALF 515-962-5308 mmetcalf@indianolaiaowa.gov
FO1-COMMUNICATION	INDIANOLA MUNICIPAL UTILITIES KURT RIPPERGER 515-962-5283 kripperger@indianolaiaowa.gov
CLEAR PER MAP	MIDAMERICAN ENERGY CRAIG RANFELD 515-252-6632 MECDSDMDesignLocates@midamerican.com
CLEAR PER MAP	CENTURYLINK TOM STURMER 303-453-9927 thomas.sturmer@centurylink.com
CLEAR PER MAP	IOWA COMMUNICATIONS NETWORK SHANNON MARLOW 800-572-3940 iconoutsidelantiaowaonecall@iowa.gov
NO RESPONSE	INDIANOLA MUNICIPAL UTILITIES LOU ELBERT 515-962-5330 lelbert@indianolaiaowa.gov
NO RESPONSE	MEDIACOM COMMUNICATIONS PAUL MAY 515-246-2252 pmay@mediacomcc.com

LEGEND

Existing / Proposed	Existing / Proposed	Existing / Proposed	Address
IR	Round iron rebar	1234	Spot elevation
IP	Round iron pipe	1234	Sanitary sewer manhole
PCC	Portland cement concrete	1234	Cleanout
ACC	Asphaltic cement concrete	1234	Storm sewer manhole
FL	Pipe flowline elevation	1234	Storm sewer intake
RCP	Reinforced concrete pipe	1234	Storm sewer beehive
CMP	Corrugated metal pipe	1234	Flared end section
CP	Corrugated plastic pipe	1234	Water hydrant
PVC	Polyvinyl chloride pipe	1234	Water valve
CIP	Cast iron pipe	1234	Water service shut-off
B/B	Back of curb to back of curb	1234	Water main manhole
D.E.	Public drainage easement	1234	Monitoring well
G.E.	Public gas easement	1234	Yard hydrant
I.E.E.	Public ingress / egress easement	1234	Well
M.E.C.	MidAmerican Energy Co	1234	Gas meter
P.U.E.	Public utility easement	1234	Gas valve
S.S.E.	Public sanitary sewer easement	1234	Air conditioning unit
S.T.S.E.	Public storm sewer easement	1234	Electric manhole
S.W.F.E.	Surface water flowage easement	1234	Electric meter
	Subject boundary line	1234	Electric pedestal
	Section line	1234	Electric transformer
	Proposed boundary line	1234	Utility hand hole
	Existing boundary line	1234	Utility pole
	Future boundary line	1234	Utility pole with light
	Proposed easement line	1234	Light pole
	Existing easement line	1234	Ground up light
	Setback line	1234	Traffic signal
	Barbed wire fence line	1234	Traffic signal with light
	Chain-link fence line	1234	Traffic manhole
WT	Straw Wattle	1234	Communication pedestal
SF	Silt fence	1234	Telephone booth
SS	Sanitary sewer & size	1234	TV pedestal
ST	Storm sewer and size	1234	Billboard sign
W	Water main and size	1234	Street sign
G	Gas main & size	1234	Down spout
OHE	Overhead electric & wires	1234	Tree shrub
CHC	Overhead communication	1234	Deciduous tree
UGE	Underground electric	1234	and trunk diameter
TV	Underground television	1234	Coniferous tree
UGC	Underground communication	1234	and trunk diameter
900'	Contour elevation	1234	
...	Swale flowline	1234	
---	Edge of water	1234	
---	Edge of tree dripline	1234	
---	Construction limits	1234	
---	Construction fence	1234	

GENERAL NOTES

- ONE WEEK PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY PROJECT ENGINEER AND:
A. CITY OF INDIANOLA
B. NILLES ASSOCIATES
- ALL MATERIALS AND CONSTRUCTION RELATED TO WORK CONDUCTED AS PART OF THESE PLANS SHALL BE IN ACCORDANCE WITH THE 2020 STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS). THE CITY OF INDIANOLA SUPPLEMENTAL SPECIFICATIONS, AND DETAILS SHOWN ON THIS PLAN UNLESS SPECIFICALLY NOTED OTHERWISE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR, REMOVAL, REPLACEMENT, OR REINSTALLATION OF ANY ITEM, BOTH ON- AND OFF-SITE, ADVERSELY AFFECTED BY FAILURE TO FOLLOW SAID SPECIFICATIONS, REPORTS, AND PLANS.
- CONTRACTOR IS RESPONSIBLE TO UNDERSTAND THE INTENT OF THE WORK TO BE COMPLETED AND TO ADDRESS ANY QUESTIONS, CONCERNS, CONFLICTS, DISCREPANCY OR OTHER ISSUES THAT MAY AFFECT CONSTRUCTION WITH OWNER AND ENGINEER AT LEAST ONE WEEK PRIOR TO COMMENCING CONSTRUCTION. OWNER AND ENGINEER SHALL RESPOND IN A TIMELY MANNER TO ALLOW CONSTRUCTION TO PROCEED.
- CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER IMMEDIATELY OF ANY ISSUE ENCOUNTERED DURING CONSTRUCTION THAT MAY AFFECT PROPOSED DESIGN. OWNER AND ENGINEER SHALL RESPOND IN A TIMELY MANNER TO ALLOW CONSTRUCTION TO PROCEED.
- ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
- THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION AND ELEVATION OF, AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGES TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
- THE CONTRACTOR SHALL RECONNECT ALL FIELD TILE OR CONNECT TO STORM SEWER WHERE AVAILABLE DURING CONSTRUCTION. RECONNECTIONS OR CONNECTIONS TO STORM SEWER SHALL BE CONSIDERED INCIDENTAL TO PROJECT COST. NOTIFY CITY OF INDIANOLA AND NILLES ASSOCIATES PRIOR TO RECONNECTION SO THAT LOCATION OF RECONNECTION CAN BE DOCUMENTED AND INCLUDED ON RECORD DRAWINGS. REPAIRS TO TILE LINES ARE TO BE VERIFIED BY CITY OF INDIANOLA PERSONNEL.
- SIGNS SHALL CONFORM TO THE CITY OF INDIANOLA SIGN ORDINANCE.
- DETAILS AND NOTES INCLUDED WITHIN THESE PLANS SHALL BE USED FOR CONSTRUCTION. FOR ITEMS WITH NO DETAILS OR NOTES INCLUDED WITHIN THIS PLANS SET, FOLLOW SUDAS DETAILS AND SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL MEASUREMENTS SHOWN ON THE PLANS PRIOR TO CONSTRUCTION. IF ANY DISCREPANCY IS FOUND, NOTIFY ENGINEER IMMEDIATELY BEFORE PROCEEDING.
- COORDINATE ALL WORK ACTIVITIES WITH ANY OTHER CONSTRUCTION PROJECTS IN THE AREA.
- ANY DAMAGE TO PROPERTY THAT OCCURS AS A RESULT OF THE CONTRACTOR'S ACTIVITIES OR ACTIONS SHALL BE REPAIRED AND RESTORED IN KIND.
- THE CONTRACTOR SHALL PROTECT UTILITY POLES NEAR CONSTRUCTION ACTIVITIES AS REQUIRED.
- FOR ALL WORK, THE CONTRACTOR SHALL PROVIDE ALL FIELD QUALITY CONTROL AND TESTING AS PER SUDAS. PROVIDE ENGINEER TESTING RESULTS.
- PROVIDE TO THE PROJECT ENGINEER, ALL SHOP DRAWINGS FOR MATERIALS INCORPORATED IN THE WORK SUPPLIED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL FOLLOW THE STORM WATER POLLUTION PREVENTION PLAN PREPARED FOR THIS SITE.
- CONTRACTORS ON-SITE SHALL BE RESPONSIBLE FOR DAILY CLEAN-UP OF SEDIMENT AND DEBRIS TRACKED OR WASHED ONTO PUBLIC RIGHTS-OF-WAY AND AREAS OUTSIDE PROJECT LIMITS.
- THE SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODE APPLICABLE ON THE DATE OF THIS SITE PLAN APPROVAL.
- ANY AMENDMENTS OR CHANGES TO THE PROJECT SITE THAT DO NOT MEET WHAT IS SHOWN ON THE SITE PLAN NEED TO BE APPROVED WITH THE PERMIT AND DEVELOPMENT CENTER PRIOR TO INSTALLATION / CONSTRUCTION.
- TRANSFORMER LOCATION TO BE COORDINATED WITH IMU ELECTRIC.
- NO ADDITIONAL SIGNAGE TO BE ADDED AS PART OF THIS PROJECT.
- REFUSE COLLECTION TO BE COORDINATED WITH LOCAL WASTE MANAGEMENT PROVIDER.
- ALL REQUIRED BUILDING, MECHANICAL, PLUMBING, AND ELECTRICAL PERMITS TO BE SECURED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

BENCHMARKS

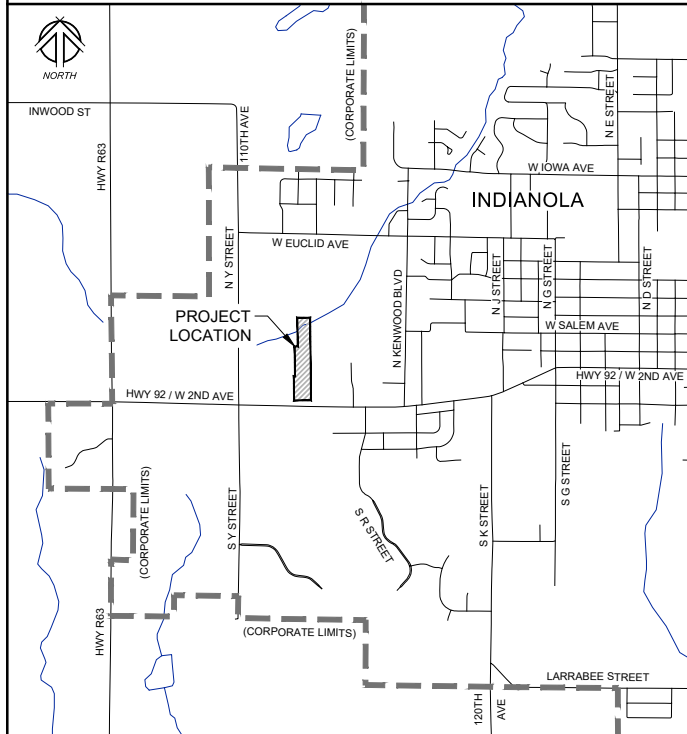
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
IARTN DERIVED - US SURVEY FEET
BM1
ELEV=960.35'
NW CORNER OF CONCRETE THAT IS RUNNING ADJACENT TO THE NORTH BUILDING LINE.

OWNER / DEVELOPER

VICE CONSTRUCTION
ATTN: JAKE VICE
2500 W 2ND AVENUE, SUITE 1
INDIANOLA, IA 50125
PHONE: 515-303-0585

VICINITY MAP

SCALE: 1" = 1000'



PROJECT SUMMARY

TOTAL SITE AREA:	135,864 SF, 3.12 ACRES
USE / DISTRICT:	C-2 (HIGHWAY COMMERCIAL)
BUILDING INFORMATION:	EXISTING - OFFICE / WAREHOUSE PROPOSED - STORAGE BUILDING
TOTAL BUILDING COVERAGE:	EXISTING = 8,030 SF (5,630 SF OFFICE / 2,400 SF WAREHOUSE) PROPOSED = 9,960 SF
PARKING REQUIREMENTS:	OFFICE: 1 SPACE PER EMPLOYEE + 1 PER 300 SF FLOOR AREA 16 (16 EMPLOYEES) + (5,630 / 300 = 19) = 35 STALLS REQUIRED. WAREHOUSE: 1 SPACE PER EMPLOYEE + 1 PER VEHICLE USED 0 EMPLOYEES + 0 VEHICLES USED = 0 STALLS REQUIRED.
PARKING PROVIDED	36 STALLS, INCLUDING 2 ACCESSIBLE ON SITE
IMPERVIOUS SURFACE:	14,960 SF (DRIVES, PARKING, SIDEWALKS)
COMBINED HARD SURFACE:	22,990 SF OR 0.53 ACRES (16.9%)
EXISTING OPEN SPACE:	GRANULAR: 36,020 SF (31.4%) GREEN SPACE: 78,642 SF (68.6%)
PROPOSED OPEN SPACE:	GRANULAR: 46,754 SF (34.4%) GREEN SPACE: 67,908 SF (50.0%)
PROPERTY ZONING:	C-2 (HIGHWAY COMMERCIAL)
PROPERTY ADDRESS:	2500 WEST 2ND AVENUE

SPECIFICATION REFERENCE

THE 2020 IOWA SUDAS STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE CITY OF DES MOINES SUPPLEMENTAL SPECIFICATIONS SHALL APPLY TO ALL ASPECTS OF CONSTRUCTION.

SHEET LIST TABLE

SHEET NO.	SHEET TITLE	DESCRIPTION
1	CV-1	COVER SHEET
2	DP-1	DIMENSION PLAN
3	GU-1	GRADING & UTILITIES PLAN

LEGAL DESCRIPTION

PART OF LOT 4 AND PARCEL "B" OF LOT 5 OF LEONARD'S SUBDIVISION EXCEPT PARCEL "A" OF LOT 4, LOCATED IN THE CITY OF INDIANOLA, IOWA.

CONTAINS 3.12 ACRES, MORE OR LESS.

SAID PARCEL IS SUBJECT TO ANY AND ALL RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.

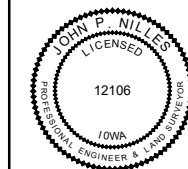
CONSTRUCTION SCHEDULE

SITE GRADING & UTILITIES	FALL 2020
BUILDING & PARKING	FALL 2020

SURVEY INFORMATION

SURVEYOR
SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BOULEVARD
ANKENY, IA 50023
Tel: 515.964.2020
DATE OF SURVEY: JULY 29, 2020

CERTIFICATIONS



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS CV-1, DP-1, GU-1

SIGNATURE: _____ DATE: _____
JOHN P. NILLES, P.E. & L.S. No 12106
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS:
1. 11/01/2020: REVISED PER CITY COMMENTS
2. 10/15/2020: REVISED PER CITY COMMENTS

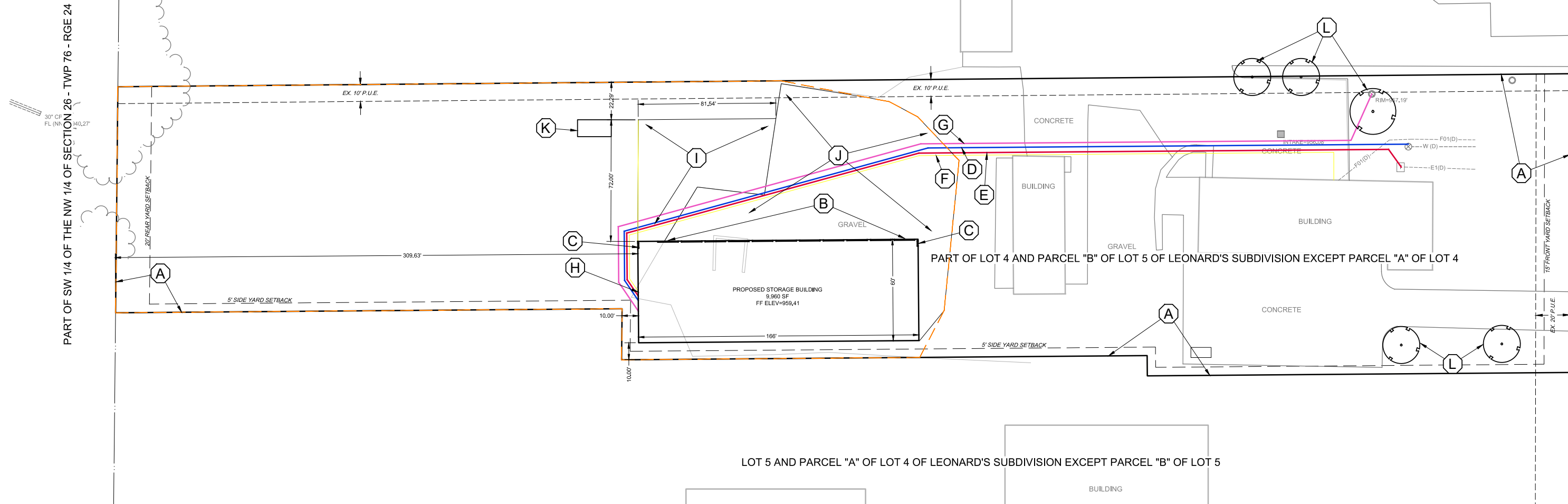
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2500 WEST 2ND AVENUE - VICE CONSTRUCTION

INDIANOLA, IOWA

COVER SHEET

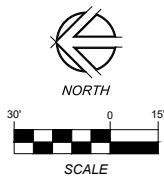
NAI NO.: 20175
DATE: 10/21/2020
DRAWN BY: BLHLEK
CHECKED BY: JPN
SHEET SIZE: 24" X 36"
SHEET TITLE: CV-1
SHEET NO.: 1/3



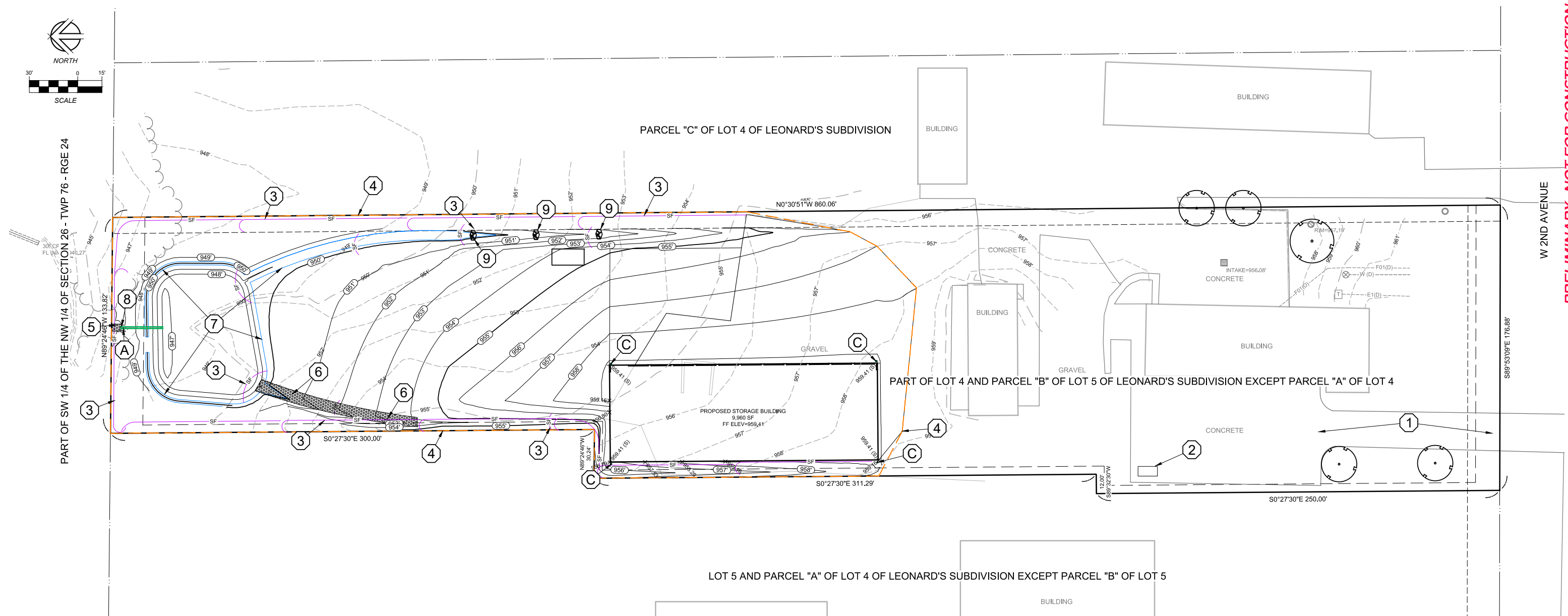
- A. EXISTING LOT LINE.
- B. ELEVEN 12"x14" GENERAL OPENINGS. SEE BUILDING PLANS FOR DETAILS.
- C. BUILDING ENTRANCE - SEE BUILDING PLANS FOR DETAILS.
- D. WATER SERVICE, EXCAVATE AND CONNECT TO EXISTING MAIN. ALL WORK AND MATERIALS SHALL CONFORM TO SUDAS 5010
- E. ELECTRIC SERVICE. COORDINATE SERVICE LOCATION WITH INDIANOLA MUNICIPAL UTILITIES DEPARTMENT.
- F. GAS SERVICE. COORDINATE SERVICE LOCATION AND CONNECTION WITH MISSOURI AMERICAN.
- G. SANITARY SEWER SERVICE. EXCAVATE AND CONNECT TO EXISTING MANHOLE. ALL WORK AND MATERIALS SHALL CONFORM TO SUDAS 4010.
- H. ROOF PEAK WILL BE 26'-4" ABOVE FINISHED FLOOR AT CENTER. BUILDING HEIGHT MEASURED FROM MEAN HEIGHT LEVEL BETWEEN EAVES AND RIDGE IS 21' 1.5".
- I. 6-INCH GRANULAR SURFACING.
- J. EXISTING 6-INCH GRANULAR SURFACING. RE-GRADE TO MATCH PROPOSED GARAGE ENTRANCE HEIGHT.
- K. REFUSE COLLECTION CONTAINER. COORDINATE WITH WASTE MANAGEMENT PROVIDER TO OBTAIN WASTE RECEPTACLE.
- L. EXISTING TREE.

REVISIONS:	DATE	REVISIONS PER CITY COMMENTS
1	10/15/2020	NOTICE: NILES ASSOCIATES, INC., WAKES ANY PROBLEMS WITH THESE FROM FAILURE TO THE ENGINEERING DESIGN TEAM TO VERIFY, OR TO OBTAIN AND/OR FOLLOW UP THE ENGINEERS COMMENTS, AND NOT WITH STANDING. AMBIGUITIES CAN BE CLARIFIED BY THE ENGINEERING TEAM.
2	10/15/2020	REVISED PER CITY COMMENTS

NAI NO.:	20175
DATE:	10/21/2020
DRAWN BY:	BLH/LEK
CHECKED BY:	JPN
SHEET SIZE:	24" X 36"
SHEET TITLE:	DP-1
SHEET NO.:	2/3



PART OF SW 1/4 OF THE NW 1/4 OF SECTION 26 - TWP 76 - RGE 24



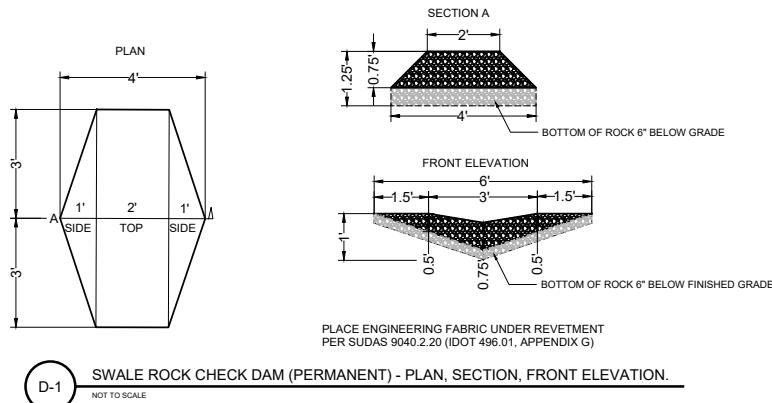
STORM STRUCTURE TABLE			
NAME	DESCRIPTION	RIM/TC	INVERT
S1	FLARED END SECTION	948.01	INV 946.90 (ST-2)
S2	FLARED END SECTION	948.01	INV 946.90 (ST-2)

STORM PIPE TABLE					
NAME	SIZE	LENGTH	SLOPE	INLET INVERT	OUTLET INVERT
ST-2	12" PVC Pipe	25 LF	0.00%	946.90	946.90

UTILITY PLAN TAGGED NOTES

- A. STORM DETENTION BASIN OUTLET PIPE. REFER TO GRADING PLAN FOR DETAILS REGARDING BASIN. PROVIDE 12" FLARED END SECTION (FES) AT INLET AND OUTLET INVERTS OF PIPES.
- B. EXTERIOR LIGHTING SHALL MEET THE REQUIREMENTS OF THE CITY OF INDIANOLA ZONING ORDINANCE.
- C. ALL BUILDING DOWNSPOUTS TO BE PIPED AND OUTLET INTO DETENTION POND.

100 Year Basin Data						
	100-yr Surface Water Elevation (ft)	100-yr Max. Storage (cf)	100-yr Peak Release Rate (cfs)	Outlet Structure Culv. Elev. (ft)	Overflow Elevation (ft)	Top of Berm Elevation (ft)
Basin 1	949.87	11,616	10.79	946.90	949.40	949.90



D-1 SWALE ROCK CHECK DAM (PERMANENT) - PLAN, SECTION, FRONT ELEVATION.
NOT TO SCALE

GRADING PLAN TAGGED NOTES

- EXISTING CONCRETE DRIVE TO BE UTILIZED AS CONSTRUCTION ENTRANCE LOCATION.
- USE CONCRETE WASHOUT CWS RAMPLESS BOX OR EQUAL AS APPROVED. INSTALL AT ACCESSIBLE LOCATION TO BE USED IN CONCRETE PAVING BUILDING CONSTRUCTION.
- PROVIDE SILT FENCE OR 9" STRAW WATTLES WHERE SHOWN FOR EROSION CONTROL MEASURES. TOTAL SILT FENCE = 1203 LF. TOTAL WATTLES = 25 LF. LINES MARKED ---SF--- OR ---WT---
- DISTURBED AREA BOUNDARY-TOTAL DISTURBED AREA=54,014 SF (1.24 AC)
- INSTALL 5' X 6' "SHOREMAX" FLOW TRANSITION MAT WITH SC 250 TRM UNDERLAY AT END OF BASIN OUTLET PIPE. INSTALL SEED UNDER MAT. REFER TO MANUFACTURERS INSTALLATION INSTRUCTIONS AND DETAILS.
- INSTALL "SHOREMAX" FLOW TRANSITION MAT WITH SC 250 TRM UNDERLAY IN SWALE TO PROTECT GRADE FROM UNWANTED EROSION. INSTALL SEED UNDER MAT. REFER TO MANUFACTURERS INSTALLATION INSTRUCTIONS AND DETAILS.
- STORM WATER DETENTION BASIN - 100 YEAR HIGH WATER ELEVATION=949.90.
- STORM WATER DETENTION BASIN - OUTLET INVERT ELEVATION = 946.90.
- PERMANENT SWALE ROCK CHECK DAM. REFER TO DETAIL D-1 ON SHEET GU-1.

GRADING PLAN GENERAL NOTES

EXISTING TOPSOIL IN AREAS OF PROPOSED BUILDING AND PAVEMENT SHALL BE STRIPPED TO A DEPTH OF 6 INCHES AND RE-USED ON-SITE.

FOLLOW SUDAS TO MEET COMPACTION REQUIREMENTS IN BUILDING, LOADING, AND PARKING AREAS.

PRELIMINARY - NOT FOR CONSTRUCTION

1250 SW STATE STREET, SUITE A
ANKENY, IOWA 50023-2555
(515) 965-0123 phone - (515) 965-3322 fax
Civil Engineering - Land Surveying
Landscape Architecture

NILLES ASSOCIATES

REVISIONS:

1	11/01/2020	REVISED BUILDING LOCATION AND GRADED ACCORDING TO
2	10/15/2020	REVISED PER CITY COMMENTS
3		
4		
5		
6		
7		

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2500 WEST 2ND AVENUE - VICE CONSTRUCTION
INDIANOLA, IOWA

GRADING & UTILITIES PLAN

PROJECT NAME: 2500 WEST 2ND AVENUE - VICE CONSTRUCTION
DATE: 10/21/2020
DRAWN BY: BLH/LEK
CHECKED BY: JPN
SHEET SIZE: 24" X 36"
SHEET TITLE: GU-1
SHEET NO.: 3/3

Planning and Zoning

8. B.

Meeting Date: 11/10/2020

Subject

Staff

Information

Attachments

Current Projects

Permit Report



COMMUNITY DEVELOPMENT

To: Ryan J. Waller, City Manager
From: Charlie E. Dissell, AICP, Community and Economic Development Director
Date: November 5, 2020
Subject: Current Projects Update

The purpose of this memorandum is to provide a brief synopsis of different projects that may be of interest to the Council. Of the 13 projects listed, three (3) are awaiting a submittal from the developer, two (2) are in review, six (6) have been approved and are in construction, and two (2) were recently completed. All dates are 2020, unless noted otherwise.

1. Vice Construction (2500 West 2nd Avenue)

Status: Review

- The City Council approved an alternate site plan of October 19.
- Updated site plan submitted on November 2.
- Building Permit submitted on November 3.
- Variance application for total height will be reviewed by the Board of Adjustment on November 4.
- Site plan comments returned on November 5.
- A second alternate site plan will be reviewed by the Planning and Zoning Commission on November 10.

2. Dollar Tree (1508 North Jefferson Way)

STATUS: Construction

- Site plan submitted on June 25.
- Variance to parking requirements approved on July 1.
- Site plan approved on July 23.
- Demo permit issued on July 28.
- Building permit issued on August 26.
- Site work/demo has begun.

3. Williams Terrace (1600 Block of North 9th Street)

STATUS: Awaiting Submittal

- Developer hosted a neighborhood meeting on March 9.
- Rezoning petition received on April 6.
- The Planning and Zoning Commission reviewed the rezoning request at its April 21 meeting.
- The City Council approved the rezoning request on July 6.

4. People Bank Administration Building (500 East Iowa Avenue)

STATUS: Construction

- Site plan and building permit submitted on March 13.
- Site plan approved on April 17.
- Building permit issued on April 17.
- Site work has begun.

5. Peterson Annexation (south of Inwood Street, west of 110th Avenue (North Y Street) and east of County Highway R-63)

STATUS: Awaiting Submittal

- Application for annexation was received on February 25.
- At its meeting on March 25, the City Council forwarded this applicant to the Board of Trustees and Planning and Zoning Commission for its review.
- The Board of Trustees reviewed the request at its April 14 meeting.
- The Planning and Zoning Commission reviewed the request at its April 21 meeting and recommended approval of the request.
- The City Council approved the annexation on June 1.
- The City Council approved an ordinance establishing a zoning district on August 3.

6. Apple Tree Inn (1215 North Jefferson Way)

STATUS: Construction

- Building permit application for interior remodel submitted on January 10.
- Building Permit issued on February 12.

7. Cabin Coffee (910 East 2nd Avenue)

STATUS: Review

- Sale of D&D lot and development agreement was approved by Council on October 21, 2019.
- Staff hosted a preapplication meeting with the developers on October 22, 2019.
- Developer closed on the property on November 22, 2019.
- On March 16, developer notified City that, due to the COVID 19 pandemic, this project is being suspended until further notice.
- On April 23, the developer requested a 90-day extension to the approved development agreement.
- Council approved the extension at its May 18 meeting.
- Site plan resubmitted on September 15.
- Planning and Zoning Commission reviewed an alternate site plan on September 15; Council approved on September 21.
- Site plan approved on October 5.
- Building Permit submitted on November 3.

8. Crow's Nest Campground (Northwest Corner of South Jefferson Way and East 17th Avenue)

STATUS: Construction

- Staff held a preapplication meeting on a proposed campground on October 3, 2019.
- The City Council approved a rezoning at its January 21 meeting.
- The City Council approved a plat of survey at its May 4 meeting.
- The City Council approved an additional rezoning on June 1.
- Site plan submitted on May 18.
- Development Agreement signed by property owner on August 27.
- Site Plan approved on September 10.
- Site work has begun.

9. Missouri Valley JATC Training Facility (1600 East Iowa Avenue)

STATUS: Complete

- Site Plan for this project was submitted on April 3, 2019 to the City and comments were returned on April 22, 2019.
- Site Plan was approved on June 11, 2019.
- Building permit application was submitted on June 14, 2019.
- Full building permit issued on November 13, 2019.
- Site work has begun.
- Final walk through of building occurred on October 12.
- Certificate of Occupancy issued on October 19.

10. New Heights Church (309 East Hillcrest Avenue)

STATUS: Awaiting Submittal

- The project engineer contacted the City on February 7, 2019 to clarify plan review comments.
- Updated site plan was received on March 7, 2019.
- Site plan approved on May 18.

11. Ashton Park Plat 7

STATUS: Construction

- Located east of the intersections of East Euclid Avenue and North 18th Street and East Boston Avenue and North 18th Street
- Preliminary plat submitted on April 27.
- The Planning and Zoning Commission recommended approval of the preliminary plat at its May 12 meeting.
- City Council approved the preliminary plat at its May 18 meeting.
- Revised preliminary plat submitted on July 6.
- Construction documents submitted on July 21.
- Comments on construction documents returned on August 3.
- Construction documents resubmitted on August 21.
- Resubmittal comments returned on September 3.
- Construction documents resubmitted on September 9.
- Construction Documents approved on September 10.
- Site work has begun.

12. Summercrest

STATUS: Construction

- Located north of the intersection of North 7th Street and East Hillcrest Avenue.
- Rezoning/PRD plan and preliminary plat received on April 3.
- Rezoning/PRD plan was reviewed by the Planning and Zoning Commission at its April 21 meeting and was recommended approval, with conditions, to the Council.
- The Planning and Zoning Commission recommended approval of the preliminary plat at its May 12 meeting.
- The City Council approved the Rezoning/PRD plan on July 6.
- The City Council approved the preliminary plat on July 6.
- Construction documents approved on September 25.

13. Quail Meadows Plat 3

STATUS: Completed

- Located north of North 8th Street and East Trail Ridge Place.
- A rezoning application was submitted on July 1, 2019 to change a portion on this land from C-2 to R-3. The Planning and Zoning Commission recommended approval of this request at its August 13, 2019 meeting.
- The City Council approved the rezoning at its October 21, 2019 meeting.
- This development will require the City to relocate the current lift station north of the Quail Meadows Subdivision to the north of the Summercrest Hills development. The tentative schedule is to have the new lift station completion by fall of 2020.
- The developer submitted a preliminary plat to the City on September 24, 2019.
- Preliminary plat recommended for approval by Planning and Zoning Commission on November 12, 2019.
- City Council approved the preliminary plat at its November 18, 2019 meeting.
- Construction plans were submitted on December 2, 2019.
- Construction plans approved on March 13.
- Final plat submitted on July 26.
- The Planning and Zoning Commission recommended the final plat for approval on July 14.
- Staff inspected the public improvements and began compiling a punchlist on October 2.
- City Council approved the final plat on October 19.



Community Development

110 N. First St., Indianola, IA 50125-0299 • www.indianolaiowa.gov

515-961-9430 • comdev@indianolaiowa.gov

Oct 2020 Permit Report

<u>Code</u>	<u>Type</u>	<u>Permits Issued</u>	<u>Amount</u>	<u>Average</u>	<u>Non-Taxable</u>
101	Single Family Home	2	\$432,000.00	\$231,133.00	
102	Single Family Attach	2	\$240,000.00	\$120,000.00	
103	Two Family	0			
104	Three or More Families	0			
	Mobile Homes	0			
322	Service Stations	0			
324	Office	0			
328	Non-resident buildings	0			
329	Pool	1	\$37,100.00	\$37,100.00	
434	Residential Add/Alt	4	\$85,890.00	\$21,472.50	
437	Non-residential add/alt	0			
438	Res garage/carports	3	\$38,500.00	\$12,833.00	
645	Demo - sfd	0			
649	Demo - commercial				
October Total		12	\$833,490.00		
<u>Residential Value</u>		<u>Commercial Value</u>			<u>All Non-Taxable</u>
100.0%		0.0%			0.0%

<u>YEAR TO DATE TOTAL</u>					
<u>Code</u>	<u>Type</u>	<u>Permits Issued</u>	<u>Amount</u>	<u>Average</u>	<u>Non-Taxable</u>
101	Single Family Home	60	\$13,599,188.00	\$226,653.13	
102	Single Family Attach	12	\$1,952,000.00	\$171,200.00	
103	Two Family	2	\$200,000.00	\$100,000.00	
104	Three or More Families				
	Mobile Homes	10	\$418,301.00	\$41,830.10	
322	Service Stations	0			
324	Office	1	\$1,105,000.00	\$1,105,000.00	
328	Non-resident buildings	3	\$804,950.00	\$268,316.67	
329	Pool	1			
434	Residential add/alt	58	\$440,237.00	\$7,590.29	
437	Non-residential add/alt	2	\$1,971,511.00	\$985,755.50	
438	Res garage/carports	10	\$262,916.02	\$35,319.00	
645	Demo - sfd	8			
649	Demo - commercial	2			
YTD TOTAL		169	\$20,754,103.02		
<u>Residential Value</u>		<u>Commercial Value</u>			<u>All Non-Taxable</u>
79.3%		18.7%			0.0%