



— PLANNING & ZONING COMMISSION —

MINUTES OF PLANNING AND ZONING MEETING

November 10th, 2020

6:00pm

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

Josh Rabe
Becky Needles (Zoom)
Sarah Ritchie (Zoom)
Misty Soldwisch (Zoom)
Al Farris
Bob Ormsby (Zoom)
Erin Freeberg (Zoom)
Jeromy Pribil (Zoom)

Members Absent: Joe Butler

Staff Present: Charlie Dissell, Cortney Marmon

Public Present:

Commissioner Farris moved to approve the agenda of the November 10th, 2020 Planning and Zoning Commission meeting. Commissioner Ritchie seconded the motion. On roll call the vote was AYES: Rabe, Soldwisch, Needles, Ritchie, Farris, Ormsby, Freeberg, Pribil Opposed: None. Whereupon the Chairperson declared the motion carried unanimously.

Commissioner Needles moved to approve the minutes of the October 13th, 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.

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.

Mr. Dissell provided an overview

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Commissioner Rabe asked about public comment or emails received on these types of matters

Mr. Dissell said we do occasionally get them

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

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.

Mr. Dissell provided an overview.

Commissioner Soldwisch recused herself from this item

Commissioner Pribil moved to approve the recommendation on request for approval of a Plat of Survey for T.S. Investments LLC, located within two miles of the City of Indianola and Commissioner Ormsby seconded the motion. On roll call the vote was AYES: Rabe, Needles, Ritchie, Farris, Ormsby, Freeberg, Pribil Opposed: None. Whereupon the Chairperson declared the motion carried unanimously.

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

Mr. Dissell provided an overview

Commissioner Pribil moved to approve the recommendation on request for approval of a Plat of Survey for Joseph Greubel, located within two miles of the City of Indianola and Commissioner Soldwisch seconded the motion. On roll call the vote was AYES: Rabe, Soldwisch, Needles, Ritchie, Farris, Ormsby, Freeberg, Pribil Opposed: None. Whereupon the Chairperson declared the motion carried unanimously.

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).

Mr. Dissell provided an overview

Commissioner Rabe mentioned public comment

Mr. Dissell mentioned there were no customer concerns

Commissioner Ritchie recused herself from this item

Commissioner Ormsby moved to approve the 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) and Commissioner Needles seconded the motion. On roll call the vote was AYES: Rabe, Soldwisch, Needles, Farris, Ormsby, Freeberg, Pribil Opposed: None. Whereupon the Chairperson declared the motion carried unanimously.

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 Farris asked about the tree requirements and wanted some diversity

Mr. Dissell said he agreed that diversity would be good, but they just need something to block the view from the highway

Commissioner Rabe said we have done this in the past with Poindexter and John Deere

Commissioner Farris said he drove past, and you won't be able to see much from the highway

Commissioner Dissell said it depends on the design and the size of the property

Commissioner Pribil asked if any type of tree was allowed

Commissioner Farris said yes

Commissioner Farris 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 with the condition that a tree be planted on the east side of the entrance driveway and set back from the trees on the west side of the driveway and Commissioner Ormsby seconded the motion. On roll call the vote was AYES: Rabe, Soldwisch, Ritchie, Needles, Farris, Ormsby, Freeberg, Pribil Opposed: None. Whereupon the Chairperson declared the motion carried unanimously.

Staff Comments: Mr. Dissell pointed out that Cabin Coffee was about to be issued a Building Permit

Commissioner Ritchie moved to adjourn the meeting and Commissioner Pribil seconded. Meeting was adjourned at 6:27pm.



Josh Rabe, Chairperson

Charlie Dissell, Director of Community Development