

INDIANOLA PLANNING AND ZONING COMMISSION
REGULAR MEETING
DECEMBER 12, 2017
6:00 P.M.

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

Joe Butler
Al Farris
Ron Fridley
Becky Needles
Doug Opie
Josh Rabe
Sarah Ritchie

Also present: Mindi Robinson and Chuck Burgin.

The minutes of the November 14, 2017 meeting were approved on a motion made by Rabe and seconded by Fridley. Question was called for and on voice vote Chairperson Butler declared the motion carried unanimously.

Discussion of buffer requirements within the Site Plan Ordinance and buffer park requirements within the Subdivision Ordinance.

Chuck explained the Subdivision Ordinance 60' buffer park is required when subdividing residential land adjacent to industrial or industrial land adjacent to residential or the buffer may be 30' if adjacent to a public right-of-way. Chuck also shared the three types of buffers that are allowed within the Site Plan Ordinance. The subdivision buffer must be indicated at the time of platting and development of the land while the buffers within the Site Plan Ordinance are required before a building permit can be issued.

The clarifications staff is requesting is if the land has an existing buffer park that is part of the subdivision, and is left untouched, that it meet the Site Plan Ordinance requirements. The second clarification requested is dealing with 30' or 60' buffer parks and whether developers can may modifications to the buffer park provided the developer meet the conditions of the site plan ordinance. Chuck further stated the third option is leave the ordinances untouched and if a developer wishes to make a change to the buffer park requirements that the request go before the Planning and Zoning Commission and the City Council for approval.

Chuck stated that the City Attorney's opinion is that the Site Plan Ordinance carries more weight than the Subdivision Ordinance.

Commission discussed situations where this type of request may arise. Farris questioned the language difference between buffer yard versus buffer park. Chuck stated there was no difference in language. Farris stated the language of 166.04 (J) is confusing regarding

the requirement of a buffer yard of twenty feet or less and why the language didn't state a buffer yard of twenty feet or more. Chuck confirmed the language should be revised to twenty feet or more.

Commission further discussed the zoning uses that require a buffer park, the difference in buffer requirements from 30' to 60' when adjacent to a public right of way, line of sight issues and water detention sites being used as part of a buffer requirement.

Chuck stated he could draft language that states the buffer within the Site Plan Ordinance will not apply if the buffer is in existence and not amended and will seek advice from the City Attorney when drafting. Chuck also stated he would draft language to eliminate the confusion of the 30' buffer park requirements. Commission agreed.

Motion was made by Rabe and seconded by Opie to authorize staff to draft language that 1. clarifies the 60' buffer requirement within the Site Plan Ordinance, 2. developers wishing to make modifications to the buffer park be approved by the Planning and Zoning Commission and City Council and 3. remove the 30' language within Section 107.40. Question was called for and on voice vote Chairperson Butler declared the motion carried unanimously.

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

Joe Butler, Chairperson

Mindi Robinson