

INDIANOLA PLANNING AND ZONING COMMISSION
REGULAR MEETING
AUGUST 12, 2014
6:00 P.M.

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

Joe Butler
Mary Donaghy
Al Farris
Doug Opie
Josh Rabe
Misty Soldwisch

Also present: Mindi Robinson and Chuck Burgin.

The minutes of the July 8, 2014 meeting were approved on a motion made by Donaghy and seconded by Butler. Question was called for and on voice vote Vice Chairperson Opie declared the motion carried unanimously.

Consider an amendment to the Site Plan Ordinance mandating hard surface paving for all areas subject to vehicle traffic within C-2 zoning.

Cindy Johnson entered meeting.

Chuck summarized the parking regulations within the current Site Plan Ordinance stating hard surfaces for required parking stalls and drives are required for all new developments as well as improvements to existing buildings that exceed 1000 sq. ft. or 10% of the existing floor area. All parking areas over the required parking stalls are not regulated. He reviewed several existing properties this amendment would affect should the property owner wish to expand their floor plan. Burgin further stated if this amendment were to be approved that an owner could request an alternate method of approval to the site plan ordinance.

Issues the commission should address prior to changing the ordinance include new development versus existing structures, limiting the area where gravel can be used, enforcement and type of granular surface allowed.

Commission discussed the options of limiting gravel to the rear yard of the property where it is not visible from the highway, limiting the use of gravel for display only, businesses with multiple parcels, highway frontage versus all of C-2 zoning.

Motion was made by Farris and seconded by Donaghy for staff to draft a notification letter to those businesses on the highway corridor for a public input meeting and draft an ordinance for new development and existing businesses limiting the use of gravel within

required parking stalls. Question was called for and on voice vote Vice Chairperson Opie declared the motion carried unanimously.

Meeting adjourned on a motion by Donaghy and seconded by Rabe.

Doug Opie, Vice Chairperson

Mindi Robinson