

INDIANOLA PLANNING AND ZONING COMMISSION
REGULAR SESSION
AUGUST 14, 2012
6:00 P.M.

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

Tiffany Coleman
Mike Coppess
Duane Dixon
Leslie Held
Doug Opie
Bob Ormsby
Rich Piper
Karla Roush

Also present: Betty Crawford, Kenny Lovell, Harold and Betty Wilson, Dalton Wright with Barker Implement, Johnny Boyd with ORIS PLC, Ken Birkenholtz with Simpson College and Mindi Robinson.

The minutes of the July 10, 2012 meeting were approved on a motion made by Coleman and seconded by Coppess. Question was called for and on voice vote Chairperson Dixon declared the motion carried unanimously.

Consider request from Simpson College to rezone Lots 1 through 4, Block 6 of Aders Addition, locally known as 404 North Howard Street and the East 92' of the South 135' of Lot 4, Block 2 of Aders Addition, locally known as 112 East Detroit Avenue from C-3 (General Retail and Office) to R-3 (Mixed Residential).

Mike Coppess stated he would be abstaining from discussion and voting on the issue due to a work relationship conflict.

Dan Wood entered the meeting.

Mindi reviewed the request from Simpson College stating the current uses of both buildings comply with the C-3 zoning classification; however rezoning the properties to R-3 will allow Simpson the flexibility to use the space for educational classes which are not allowed within the C-3 zoning classification. Simpson staff has been informed that retail sales are not allowed under the requested R-3 zoning and that if rezoned, this use would be nonconforming. GoodWill Industries would be allowed to continue at this location, but would be prohibited from expanding the business.

Betty Crawford of 105 East Clinton Avenue spoke against the rezoning stating she does not want a dormitory across the street from her home. She shared concerns regarding parking and noise issues. Crawford also was concerned that GoodWill would move from the location taking a retail establishment away from the downtown area.

Ken Birkenholtz with Simpson College explained that if the rezoning was approved a computer lab and art studio classes would move into the building at 404 North Howard Street, sharing space with Simpson's maintenance department and GoodWill Industries. Faculty and possibly a television studio for educational purposes would move into the property at 112 West Detroit Avenue. He further stated that Simpson has no intention of terminating the lease with GoodWill Industries or moving dormitories into either of the parcels. Birkenholtz also wanted to clarify that Simpson is now the title holder of the property at 112 West Detroit Avenue, as they closed on the property after Chuck's memo was completed.

Ormsby questioned whether Simpson's master plan called for residential facilities at these locations in the future. Birkenholtz stated no residential plans were intended for the area.

Motion was made by Opie and seconded by Roush to approve the request from Simpson College to rezone Lots 1 through 4, Block 6 of Aders Addition, locally known as 404 North Howard Street and the East 92' of the South 135' of Lot 4, Block 2 of Aders Addition, locally known as 112 East Detroit Avenue from C-3 (General Retail and Office) to R-3 (Mixed Residential). Question was called for and on voice ayes: Coleman, Dixon, Held, Opie, Ormsby, Piper, Roush and Wood. Nays: None. Abstain: Coppess.

Consider request from Barker Implement at 1306 South Jefferson Way for Alternate Method of Site Plan Approval.

Mindi reviewed the request from Barker Implement stating there are two issues to consider regarding the Alternate Method of Approval. The first issue is the prefinished steel panels, as steel panels are not an approved material in the Site Plan Ordinance. The second issue is the use of multiple styles of fencing around the property as a buffer. The Site Plan Ordinance outlines conditions that shall be required to install an approved buffer design.

Johnny Boyd with ORIS PLC spoke in favor of the request stating the proposed building is for servicing equipment and the proposed panels will match the color and style of the steel panels installed at the existing store and storage buildings. Boyd further explained Barker Implement intends to comply with the buffer requirements along the south property line. The north and east property lines are adjacent to undeveloped, remote land and partially screened by a tree buffer. The installation of fencing will provide aid in protection from unauthorized entry and theft/vandalism.

Motion was made by Wood and seconded by Coppess to approve the request from Barker Implement at 1306 South Jefferson Way for Alternate Method of Site Plan Approval for the use of prefinished steel panels and alternate landscape buffer installation. Question was called for and on voice vote motion carried unanimously.

Amend Section 166.03 of the Site Plan Ordinance.

Mindi reviewed the request from staff to include the total square footage of impervious surface area as required information on all site plans submitted to the city for review. She stated this information would aid in a more accurate square footage total of impervious surface area to better help the department calculate the storm water utility fee per property as required by the storm water utility ordinance adopted by City Council.

Motion was made by Coppess and seconded by Wood to approve amending Section 166.03 of the Site Plan Ordinance to indicate the total square footage of impervious surface area. Question was called for and on voice vote motion carried unanimously.

Meeting adjourned on a motion by Wood and seconded by Coppess.

Duane Dixon, Chairperson

Mindi Robinson