

INDIANOLA PLANNING AND ZONING COMMISSION
REGULAR MEETING
JANUARY 12, 2016
6:00 P.M.

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

Joe Butler
Tiffany Coleman
Al Farris
Doug Opie
Bob Ormsby

Also present: Steve Dermand, Polly Glasock, Lori and Jeff Smith, L.R. and Geri Henry, Miles Smith and Mindi Robinson and Chuck Burgin.

The minutes of the November 3, 2015 meeting were approved on a motion made by Farris and seconded by Butler. Question was called for and on voice vote Chairperson Opie declared the motion carried unanimously.

Consider Preliminary Plat of Prairie Glynn

Chuck informed the Commission and the audience that he recommends the Commission table the Preliminary Plat until the engineer can present a clearer plan on the development of the entire area.

Chuck reviewed the proposed preliminary plat stating there are many items that need clarification or further indication prior to staff approval including the following:

1. Future street extension such as East Euclid Avenue, North 16th and 17th Street and East Girard Avenue should be indicated on the plat.
2. The maximum length of a city block is 1250'. The Master Street Plan indicates the future North 20th Street extending from Highway 92 north to Iowa Avenue. This means the extension of North 17th Street to the north would be required to comply with the subdivision ordinance of lengths of blocks. The developers extension of North 17th Street should be turned in a cross intersection to allow for future development to the north and east.
3. The setbacks noted on sheet #1 need to be changed to an 8' minimum side yard.
4. Indicate a 15' Public Utility Easement in the front of each lot along East Franklin Avenue and North 15th Street. Additional easement width may be required on the final plat for water main and sanitary sewer.
5. Right-of-way width of North 15th Street should be indicated on the plat.
6. Proposed street grade to be indicated on plat.

7. Proposed sidewalks should be located on sheet #1 of the plat. There is an existing 10' wide trail along 15th street from the south. Plat should indicate 10' trail adjacent to lots along 15th Street.
8. Sheet #3, add valve at 15th Street and East Franklin Avenue and extend water main to subdivision limits with a valve.
9. Identify sanitary sewer force main along North 15th Street.
10. Indicate sanitary sewer on existing manhole or installation of new manhole.

Adjacent property owners shared concern for the R-3 (Mixed Residential) zoning classification bringing multi-family development in their area. Adjacent property owners do not want their property values to decrease because of the development of low income housing. They also shared concerns of the neighborhood safety being compromised because of multi-family housing being developed near their neighborhood.

Mary Donaghy entered meeting.

Chuck explained that the zoning, subdivision and site plan ordinance regulations must be met prior to approval of development. He also explained that the 2011 Comprehensive Plan provides recommendations for future development within the area to be Mixed Use, Low Density Residential and Industrial.

Chuck further explained the process for which development follows being that preliminary and final plats first go through the Planning and Zoning Commission. The Commission's recommendation then goes on to City Council who has the decision to approve a plat for development. Commission also informed property owners that projects developed on a lot size larger than one acre are not staff approved and must come before Commission and Council for approval.

Chuck exited the meeting.

Commission encouraged adjacent property owners to speak with the City Council regarding their concerns and to continue to attend Planning and Zoning and Commission meetings to express concerns and be informed.

Motion was made by Farris and seconded by Butler to table the consideration of the Preliminary Plat of Prairie Glynn until the February 9, 2016 meeting. Question was called for and on voice vote Chairperson Opie declared the motion carried unanimously.

Meeting adjourned on a motion by Coleman and seconded by Butler.

Doug Opie, Chairperson

Mindi Robinson