

INDIANOLA PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
FEBRUARY 9, 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 (via phone)  
Ron Fridley  
Cindy Johnson  
Becky Needles  
Doug Opie  
Bob Ormsby  
Josh Rabe

Also present: Justin Cooper, Brad Cooper, Greg Johansen, Barb McMurry, Polly Glascock, Jeff Smith, Lori Smith, Miles Smith, Lindsey Offenburger, Chuck Burgin and Ryan Waller.

City Manager Ryan Waller gave a presentation of the proposed Local Option Sales Tax.

The minutes of the January 12, 2016 meeting were approved on a motion made by Butler and seconded by Coleman. Question was called for and on voice vote Chairperson Opie declared the motion carried unanimously.

The Board welcomed new Commission members Ron Fridley and Becky Needles.

**Consider Preliminary Plat of Prairie Glynn**

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

1. The plat indicates East Euclid Avenue transitioning off the section line to the north. I see no reason for this other than lot design on the adjacent property. The street extension should remain on the section line until confirmation with the adjoining developer has been agreed to.
2. The maximum length of a city block is 1250'. At this time the developer is indicating no thru street extensions other than East Euclid Avenue. The distance between East Iowa Avenue and East Euclid is 1320'. There are many areas in the community where this limit is exceeded. The developer will need to give a compelling argument to receive a variance for exceeding this requirement.
3. Stormwater review must be completed and approved by the city's consulting engineer.

4. Indicate on plat a 15' public utility easement in front of each lot within the development and along North 15<sup>th</sup> Street. Additional stormwater drainage and sanitary sewer easements will be determined during the final platting process.
5. Note #1 on the plan indicates lot development subject to City of Indianola participation. I do not disagree the city should discuss options with owners on either side of East Euclid Avenue on the best way to complete the improvement. However this developer cannot dictate via the platting process that the city is obligated to participate. This note should be removed.
6. Right-of-way width along North 15<sup>th</sup> Street should be indicated.
7. Proposed street grades are to be indicated on the plat.
8. Public sidewalks within the subdivided area as well as the extension of the 10' trail along 15<sup>th</sup> needs to be indicated on the plat.
9. Sanitary sewer, water main and storm sewer improvements will be reviewed for compliance with City and IMU regulations after construction documents are submitted.

Brad Cooper, Cooper Crawford and Associates, spoke regarding the preliminary plat of Prairie Glynn and stated all of the written comments made by Chuck Burgin with the exception of #2 have been addressed.

Those speaking included:

Polly Glascock, 1715 E. Iowa, wants to see 17<sup>th</sup> or 16<sup>th</sup> extended to Iowa instead of 18<sup>th</sup> or curve around her property

Miles Smith, 504 N. 15<sup>th</sup>, had concerns with the storm water detention area

Lori Smith, 1416 E. Franklin, had concerns with speed and traffic of 15<sup>th</sup> Street with the addition of 56 single family homes exiting onto 15<sup>th</sup> Street.

The Commission discussed a variance and concurred to the additional distance of a maximum length of block of 1,320' from East Iowa Avenue and East Euclid Avenue.

Brad Cooper stated they would submit new plats to City Council indicating North 17<sup>th</sup> Street being extended North to East Iowa Avenue.

It was moved by Farris and seconded by Needles to approve the plat subject to the changes presented by Chuck Burgin and the extension of 17<sup>th</sup> north to Iowa Avenue. Question was called for and on voice vote Chairperson Opie declared the motion carried unanimously.

**Consider request from Greg Johansen and Mike Ohnemus to vacate and purchase the West ½ of east/west alley within Block 36 of College Addition**

Greg Johansen, 3650 Grand Avenue-Des Moines, Iowa, spoke in favor of his request. A motion was made by Rabe and seconded by Butler to approve this request subject to the city retaining easement right. Question was called for and on voice vote Chairperson Opie declared the motion carried unanimously.

**Other Business**

Election of officers will be held in March

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

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Doug Opie, Chairperson

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Mindi Robinson