

INDIANOLA PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
MARCH 8, 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  
Ron Fridley  
Becky Needles  
Doug Opie  
Bob Ormsby  
Josh Rabe  
Misty Soldwisch

Also present: Mindi Robinson and Chuck Burgin.

The minutes of the February 9, 2016 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.

#### **Election of Officers**

Motion was made by Ormsby and seconded by Rabe to continue the terms of Doug Opie as Chairperson and Joe Butler as Vice Chairperson. Question was called for and on voice vote Chairperson Opie declared the motion carried unanimously.

#### **Consider Ordinance Amending Chapter 165 Zoning, Chapter 166 Site Plan and Chapter 170 Subdivision Ordinances.**

Chuck reviewed each proposed change stating the ordinance identifies 35 changes of which 21 simply change the title to Community Development Department or Director. Additional language has been added to ten of the changes to clarify areas that are already enforced and the remaining four changes consist of new language. The following clarifications were made.

#### **Zoning Regulations**

##### **Chapter 165.03(19) Definitions:**

- “Garage, private” - added language to clarify the size of a private garage not to exceed 1050 square feet in total floor area.
- “Parking space” – added language to clarify the size of angle parking at 9’ x 20’ and head-in parking at 10’ x 18’

Chapter 165.03(41) Definitions:

- “Travel trailer” or “camping trailer” – removed language regarding the size of the vehicle and added revised language for human habitation from 90 days to 30 days.

Chapter 165.08(7) – changed Board of Adjustment to Director of Community Development due to the fact that staff GIS system has made this a nonissue and going to Director of Community Development instead of Board of Adjustment saves the person time (30-45 days) and money (\$100 Board of Adjustment fee).

Chapter 165.09 Special Requirements within A-1 (Agriculture) zoning – added the word “platted” for clarification.

Chapter 165.09 C-2 Highway Commercial zoning, Permitted Principal Uses and Structures – added gas station/convenience store, not including the dispensing of liquefied propane for vehicles, to clarify these structures were allowed under automotive display, sales, service and repair.

Chapter 165.10(7) – changed “access” to “frontage” for clarification.

Chapter 165.10(8) – revised to match Chapter 165.03(41) definition “travel trailer” or “camping trailer”.

Chapter 165.10(15)(F) – added “vehicles” to temporary food or beverage structures for clarification.

#### Site Plan Regulations

Chapter 166.04(2)(G) – clarifies the minimum driveway widths for head-in parking at 24’ and angle parking at 22’.

Chapter 166.07(3) – changed “mylar” to “an electronic” file, as mylar is no longer used.

Chapter 166.11(3) – added “provided accenting does not exceed more than 20% of the elevation that faces the highway” to further clarify the design standards requirement.

#### Subdivision Regulations

Chapter 170.05(1) – added “and an electronic” for requirements.

Chapter 170.09(2)(R) – added “Indicate current flood zones as determined by FEMA with the platted area” for requirements.

Chapter 170.10(2) – changed “a reproducible sepia shall be filed” to “An electronic file is required to be filed prior to Planning and Zoning action” for requirements.

Commission discussed the travel trailer/camping trailer time frame, limiting the design standard language of 20% of the elevation facing the highway and the FEMA requirement of the Subdivision Ordinance.

Motion was made by Ormsby and seconded by Fridley to approve amending Chapter 165 Zoning, Chapter 166 Site Plan and Chapter 170 Subdivision Ordinances with the staff and Commission recommended changes. Question was called for and on voice vote Chairperson Opie declared the motion carried unanimously.

### **Other Business**

At future Commission meetings staff will update the Commission as to Council action on P&Z issues during other business.

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

---

Doug Opie, Chairperson

---

Mindi Robinson