

INDIANOLA PLANNING AND ZONING COMMISSION
REGULAR MEETING
APRIL 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
Cindy Johnson
Becky Needles
Doug Opie
Josh Rabe
Misty Soldwisch

Also present: Greg and Buff Ross, Bob Downing, Mark See, Mindi Robinson and Chuck Burgin.

The minutes of the March 8, 2016 meeting were approved on a motion made by Rabe and seconded by Butler. Question was called for and on voice vote Chairperson Opie declared the motion carried unanimously.

Consider Preliminary Plat of Inga Subdivision within the Two Mile Boundary of the City of Indianola.

Chuck reviewed the proposed plat stating the plat is located directly adjacent to the corporate limits along Highway 65/69 north. He further stated Iowa Code chapter 354.9 grants cities the authority to approve plats within two miles of the city limits. Chuck recommended the property owner bring a subdivision plat rather than a plat of survey because there were too many issues relating to the property to recommend approval of a plat of survey. Chuck pointed out there is a highly limited access off of the highway as the IDOT purchased highway entrances and no additional accesses have been approved. Chuck stated both the Warren County Engineer and the Warren County Planning and Zoning have approved the plat.

Greg Ross of Ross Land Surveying spoke on behalf of the request stating the property owner had purchased a prefab home and didn't realize all the legalities with the county and city she would have to go through. Ross further stated Outlot X is indicated as totally unbuildable until subdivided due to the high cost to run water through the property. He stated it would not be built upon until annexed into the city limits.

Commission discussed access issues from the highway.

Bob Downing, 8489 Highway 65/69, voiced that he has no objection to this development however it may not be the best use of the property.

Motion was made by Farris and seconded by Soldwisch to approve the preliminary plat of Inga subdivision within the two mile boundary of the city of Indianola with the stipulation that a 60' Right of Way be indicated on the final plat, no public sewer required until annexation occurs, no public sidewalks need to be shown on the plat, no street grade or cross-section of proposed streets and no recommendation from Warren County Soil Conservation District is needed at this time. Question was called for and on voice vote Chairperson Opie declared the motion carried unanimously.

Consider Request from VanWall Group to Seek an Alternate Method of Approval of the Site Plan Ordinance at 1306 South Jefferson.

Chuck reviewed the request from VanWall stating the architectural design criteria within the site plan ordinance requires the use of approved materials for all buildings in excess of 150 sq. ft. for those buildings fronting Highway 65/69 or Highway 92. Applicants have the option to seek an alternate method of approval if they feel the exterior materials required by the ordinance are not warranted. VanWall proposes to construct a 72' x 110' steel sided building. The proposed steel panels will match the color and design of the existing shop and other storage buildings on the property. He further stated the location of the proposed building will not be highly visible from the highway and that prior requests of alternate methods to the site plan ordinance have been approved at this site for the same reasons.

Mark See, location manager of VanWall Indianola, spoke on behalf of the request stating the business wishes to expand their agriculture footprint to expand the agriculture business. In order to do this it would be helpful to have a storage facility for the Ag equipment so that a customer's piece of equipment could be stored out of the elements when taken to the shop for repairs. He further stated the storage building would increase the business and therefore increase revenue to the community.

Farris stated he had visited the site and said a person would be hard pressed to view the proposed building from the highway.

Chuck stated this request is the perfect example as to why the city code allows for an alternate method of approval to the site plan ordinance.

Motion was made by Needles and seconded by Butler to approve the request from VanWall Group to approve the alternate method of approval of the site plan ordinance at 1306 South Jefferson Way. Question was called for and on voice vote Chairperson Opie declared the motion carried unanimously.

Other Business

Chuck informed Commission that at the March meeting the Council held their first reading of the ordinance amending Chapter 175 Zoning, Chapter 166 Site Plan and Chapter 170 Subdivision Ordinances with no objections.

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