

INDIANOLA PLANNING AND ZONING COMMISSION
REGULAR MEETING
MAY 10, 2016
6:00 P.M.

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

Tiffany Coleman
Al Farris
Ron Fridley
Cindy Johnson
Becky Needles
Doug Opie
Bob Ormsby
Misty Soldwisch

Also present: Steve Hall, Justin Cooper, Terry Pauling, Mindi Robinson and Chuck Burgin.

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

Consider Final Plat of INGA Subdivision.

Chuck reviewed the subdivision with the commission stating the INGA preliminary plat was approved at the April meeting. All of the notes from the preliminary plat have been made to the final plat.

Farris questioned why the final plat indicated a 50' building setback on Lot 2 but not on Outlot X or Lot 1. Chuck clarified the 50' building setback was not needed on Outlot X because it cannot be developed until further platting is completed and Lot 1 has already been developed.

Motion was made by Farris and seconded by Johnson to approve the final plat of INGA subdivision. Question was called for and on voice vote Chairperson Opie declared the motion carried unanimously.

Consider Preliminary Plat of Deer Creek Plat 2.

Chuck reviewed the subdivision with the commission stating the original Deer Creek Plat 1 preliminary plat was approved in 2005. The number and size of lots to be developed and the street layout have not changed substantially from the original approval. Chuck stated there are two issues the commission needs to be aware of moving forward. 1. Floodplains elevations have changed since the original approval in 2005. The Engineer will need to establish new 100 year flood elevation prior to the final plat consideration. 2. A new ordinance was adopted in 2012 requiring a minimum distance of 600' of

spacing between intersections. The intersections of the proposed West 13th Place and the existing West 12th Avenue are approximately 350'. Chuck recommended removing 13th Place and indicating the area as an outlot. He stated the development would be phased and West 13th Place would not be a high priority in the phasing of the project.

Justin Cooper, Cooper Crawford and Associates, stated the problem with the area is the change in elevation of the land. His client, Diligent Deer Creek, wishes to keep West 13th Place in the plat but understands if the commission approves the preliminary plat with this area indicated as an outlot.

Commission discussed speeds along South K Street, sight visibility issues at the crest of South K Street, the grade changes along the subdivision and the sanitary sewer easement running along the plat.

Motion was made by Ormsby and seconded by Fridley to approve the preliminary plat of Deer Creek Plat 2 with the plat identifying the area as an outlot without West 13th Place being identified on the plat. Question was called for and on voice vote Chairperson Opie declared the motion carried unanimously.

Consider request from Erin Freeberg to change the name of County Highway R-63 south of Highway 92 within the city limits.

Chuck reviewed the request with the Commission stating when the land was annexed no properties were fronting R-63 Highway and therefore there was no need to change the street name. Chuck informed Commission that he worked with the Police Chief and Fire Chief to create a street naming plan that works with existing city and county naming practices. It was agreed that a street beginning with the letter "Z" would not be used and the street after Y Street would begin with the letter "A". Chuck further informed Commission that the portion of County road R-63 that lies within the city limits would only be changed at this time, leaving north of Hwy. 92 unchanged. Following the plan to use Iowa County names, R-63 Hwy. will be Greene Street.

Commission discussed the confusion between changing only a portion of County Road R-63. Chuck reminded the Commission of the existing change from Plainview to Kennedy Street and Iowa Avenue to Jersey Street.

Soldwisch shared her concerns stating the naming of streets is a part of Indianola's image.

Commission discussed the need for consistency of using the alphabet to establish naming practices. Commission further discussed the practicality of skipping the letter "Z" in the naming process.

Motion was made by Soldwisch and seconded by Johnson to table the request from Erin Freeberg to change the name of County Highway R-63 south of Highway 92 within the city limits until further research in street naming is performed. Question was called for and on voice vote Chairperson Opie declared the motion carried unanimously.

June meeting date.

Commission agreed to meet on June 7, 2016 if a June meeting was needed.

Other Business

Chuck informed Commission the City Council held their third and final reading of the changes to the zoning, site plan and subdivision ordinance at their May 2, 2016 meeting. All recommended changes by Planning and Zoning were approved. Council also approved the preliminary plat of INGA Subdivision.

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

Doug Opie, Chairperson

Mindi Robinson