

INDIANOLA PLANNING AND ZONING COMMISSION
REGULAR MEETING
JANUARY 10, 2017
6:00 P.M.

The meeting was called to order by Vice Chairperson Joe Butler and on roll call the following members were present:

Joe Butler
Tiffany Coleman
Al Farris
Ron Fridley
Cindy Johnson
Becky Needles
Bob Ormsby
Josh Rabe
Misty Soldwisch

Also present: Mindi Robinson and Chuck Burgin.

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

Consider an amendment to Chapter 165 Zoning, providing a new zoning classification of A-2 Mixed Agriculture.

Chuck reviewed the request from Council to send the campground request back to Commission to consider amending Chapter 165 Zoning to allow for a new zoning classification of A-2 Mixed Agriculture which would allow for private campgrounds. Council shared concerns regarding the construction of miscellaneous storage buildings and decks and also requested the Commission define a maximum length of stay for campers.

Commission discussed residential development adjacent to A-2 zoning, minimum setbacks and minimum area. Ormsby questioned the need for a maximum height of 2 ½ stories or 35 feet. Commission agreed that 1 story or 15 feet maximum would be sufficient for A-2 zoning.

Butler raised the issue that C-2 (Highway Commercial) zoning allows for tourist camps as a permitted use. Chuck stated an ordinance eliminating tourist campgrounds will be presented to Council.

Motion was made by Rabe and seconded by Ormsby to amend the 2011 Comprehensive Plan to include A-2 Mixed Agricultural zoning and to approve an amendment to Chapter 165 Zoning to include a new zoning classification of A-2 Mixed Agricultural zoning.

Question was called for and on voice vote Vice Chairperson Butler declared the motion carried unanimously.

Consider amendments to Chapter 170 Subdivision Ordinance.

Chuck reviewed the consideration stating most of the proposed amendments are just to clarify the code. Below is a list of the changes.

- **Section 170.09-2 (Q) - With the new standards required by the Iowa Department of Natural Resources via the NPDES permit process, this section simply needs to address the most current DNR requirement with a note placed on the plat.**
- **Section 170.10-3 (S) - To avoid any confusion as to when sidewalks are to be installed, I recommend the section read as follows. Location and dimensions of sidewalks to be installed prior the occupancy of a developed lot.**
- **Section 170.10-4 (D) - This section should be relocated as paragraph (D) as part of the documents that get filed Section 170.1-5.**
- **Section 170.10-4 (D) - A new section identifying easements for overland drainage and public storm sewers to be approved by the Director of Community Development. We need to clarify or be more specific of the types of improvements that can be made in these areas, such as plantings and fences.**
- **Section 170.10-4 (E) - This section should be deleted in its entirety because of the IDNR requirements for soil erosion control.**
- **Add new section under Section 170.10-4 (E) stating “A letter from the owner’s engineer designing the public improvement stating that all public improvements completed have been made or installed in accordance with City Specifications prior to acceptance of maintenance bonds for such improvements.”**
- **Section 170.10-5 - This section should be clarified by adding the Warren County Recorder’s Office at the end of the statement.**
- **Section 170.11-1 - Add a statement that the most current edition of the Statewide Urban Design Standards or SUDAS will be met.**

- Section 170.11 -1 (L) - **This is a new section that identifies differences between naming streets, avenues and places versus courts. No changes will be made from the original standard, we will simply include it in this part of the code.**
- Section 170.11-5 **This is a new section identifying specific streets from the 2011 Comprehensive Plan and Master Street plan that have been designated thoroughfares and collectors.**
- 170.13-1 - **The 15' portion of this section should be increased to 25' to meet today's minimum standards.**
- 170.14-1 EASEMENTS - **The width needs to be increased to 15' and the location changed to the front yard and in case of corner lots, the side street yard.**
- 170.15 PARKS, SCHOOL SITES AND PUBLIC AREAS -**The portion stating the city plan should be clarified and identify the most current Comprehensive Plan.**
- 170.17 EROSION CONTROL (DESIGN STANDARDS) - **This section should be rewritten to identify the most current IDNR standards and requirements of the NPDES permits.**
- 170.23 SIDEWALKS - **For clarification, the developer or owner of the lot should be included with the subdivider's name.**
- 170.29 SPECIFICATIONS - **Replace the Standard Construction Specifications for Subdivisions with the most current Statewide Urban Design and Specification.**
- 170.31 INSPECTION - **All paving and storm water improvement should be included with sanitary sewer improvements.**

Commission discussed the need to include fiber optics as a developer requirement within the subdivision ordinance. Chuck stated he would speak with the City Attorney regarding the topic.

Motion was made by Orsmy and seconded by Farris to draft an ordinance amending Chapter 170 Subdivision Ordinance to reflect the proposed changes. Question was called for and on voice vote Vice Chairperson Butler declared the motion carried unanimously.

Approval of the 2016 Annual Report

Motion was made by Needles and seconded by Soldwisch to approve the 2016 Annual Report. Question was called for and on voice vote Vice Chairperson Butler declared the motion carried unanimously.

Other Business

Chuck informed the Commission that election of officers and the draft ordinance amending Chapter 170 would be on the agenda for the February 2017 meeting.

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

Joe Butler, Vice Chairperson

Mindi Robinson