

INDIANOLA PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
FEBRUARY 14, 2017  
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  
Al Farris (via phone)  
Ron Fridley  
Cindy Johnson  
Becky Needles  
Doug Opie  
Bob Ormsby  
Josh Rabe  
Misty Soldwisch

Also present: Diana Bowlin and Chuck Burgin.

The minutes of the January 10, 2017 meeting were approved on a motion made by Ormsby and seconded by Fridley. Question was called for and on voice vote Chairperson Opie declared the motion carried unanimously.

#### **Election of Officers**

A motion was made by Rabe and seconded by Johnson for the nomination of Joe Butler to serve as Chairperson. Question was called for and on voice vote Chairperson Opie declared the motion carried unanimously.

A motion was made by Farris and seconded by Needles for the nomination of Josh Rabe to serve as Vice Chairperson. Question was called for and on voice vote Chairperson Opie declared the motion carried unanimously.

#### **Consider amendments to Chapter 170 Subdivision Ordinance.**

Chuck reviewed the 17 amendment which were discussed in the January meeting and have been placed into ordinance form. 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.**

Motion was made by Soldwisch and seconded by Rage to approve amending Chapter 170 Subdivision Ordinance to reflect the proposed changes. Question was called for and on voice vote Chairperson Butler declared the motion carried unanimously.

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

---

Joe Butler, Chairperson

---

Diana Bowlin