



PLANNING AND ZONING COMMISSION

MINUTES OF PLANNING AND ZONING MEETING

February 11th, 2020

6:00pm

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

Josh Rabe
Al Farris
Misty Soldwisch
Jeromy Pribil
Becky Needles
Joe Butler
Sarah Ritchie
Erin Freeberg

Commission Members Absent: Bob Ormsby

Staff Present: Charlie Dissell

Public Present: Mindy Moore, Doug Byland

Commissioner Butler moved to approve the minutes of the January 15th, 2020 meeting pending the added approval of Commissioner Misty Soldwisch being elected as Vice Chairman and Commissioner Ritchie seconded the motion. On roll call the vote was AYES: Rabe, Farris, Soldwisch, Pribil, Needles, Butler, Ritchie Opposed: None. Whereupon the Chairperson declared the motion carried unanimously.

Consider Recommendation on Elevate Indianola, a Comprehensive Plan Update Prepared with the Citizens of Indianola

Mr. Dissell provided an overview.

Commissioner Rabe opened the group for discussion.

Ms. Moore discussed Elevate Indianola goals and objectives.

Mr. Dissell mentioned the plan would be reviewed on an annual basis.

Commissioner Farris discussed email with questions and asked if they had been given to the consultant.

Mr. Dissell advised that they were and discussed questions and concerns from Commissioner Farris.

Commissioner Farris discussed how other governmental agencies and organizations play a role in the plan.

Ms. Moore advised that while the City can't force those organizations to do things, the City can work with them in certain initiatives.

Commissioner Rabe asked how zoning will be decided and line up with the transportation department.

Ms. Moore stated they started with the prior plan to gage future plans.

Commissioner Butler stated concerns about low density areas.

Ms. Moore advised Single Family Dwelling units don't always have to be right next to each other.

Mr. Dissell discussed design principals that can be implemented into site planning standards.

Commissioner Freeburg asked about best practices for land use depending on what speed an area will develop and if there is any protocol for that.

Ms. Moore stated no there are no guidelines in place for this.

Commissioner Rabe asked how many years there have been between last comp plan and now.

Mr. Dissell said the last one was in 2011 and before that it was in the 90's.

Commissioner Rabe asked if we would be updating it more often and Mr. Dissell stated this would be based of the growth of the community.

Commissioner Needles addressed concerns about development in the northwest corner of town and possibly having to add a school there at some point.

Mr. Dissell stated this would have to be discussed with a developer when a project reached that point in time.

Commissioner Ritchie asked about industrial growth and Mr. Dissell advised they would like to build off that on the west side of town, as well as the current industrial park.

Commissioner Butler wanted to know why privately-owned businesses and schools aren't factored into land percentage for recreation.

Commissioner Soldwisch asked what spaces are available for the public to use.

Commissioner Butler stated Deer Creek and the schools.

Ms. Moore stated if all these areas were factored in service it would be higher and Commissioner Butler wondered if we needed to invest that much into future parks.

Ms. Moore stated these areas were not included because they are not parks and a parks master plan was discussed

Mr. Dissell stated issues with this could be resolved later down the line if a parkland dedication ordinance is enacted.

Commissioner Rabe discussed having a lot of parks but making them more useable.

Mr. Bylund stated schools have funding for playgrounds and an upcoming bond, also discussed updating parks master plan, he also discussed the parks having variety.

Commissioner Ritchie discussed communication when there are partnerships involved and Mr. Dissell stated that open lines of communication are key.

Ms. Moore brought up Commission Farris's question on affordable housing and stated more affordable housing could still be needed and a deeper housing study could be done.

Commissioner Farris said there should be tax abatement for updating an existing home and Mr. Dissell advised that we do have that in place.

Commissioner Farris stated that it was only available over a certain price point and Ms. Moore stated they would be removing the tax abatement language.

Commissioner Needles stated the abatement program is not promoted for alterations and Mr. Dissell acknowledged that it is promoted for new builds, but the City can do better with alterations.

Commissioner Farris expressed concerns about comments on not needing more senior housing and Ms. Moore stated that we would look at the needs for more senior housing.

Commissioner Rabe stated the need for further review and goals and Ms. Moore advised that the most time should be spent on the implementation section.

Mr. Dissell stated this lays the framework for the comp plan.

Commissioner Pribil asked if there is an audit period and Mr. Dissell advised he would check.

Commissioner Pribil asked about public involvement and overall take away from the public.

Ms. Moore stated splash pads and sit-down restaurants were huge areas that people wanted to see more.

Mr. Dissell advised the survey comments are on the website.

Commissioner Butler addressed transportation and wanted clarification on terminology also wanted to know to take feeder streets and correct issues.

Mr. Dissell said we would need to lock down zoning code.

Commissioner Butler expressed concerns about only needing driveways every 300-400ft and Mr. Dissell advised that it is listed like that from the previous plan and will be updated but it needs to be reviewed and the map needs to be accurate.

Commissioner Rabe said we should take a closer look at the maps.

Commissioner Butler said transportation will overlap topographic challenges through the city.

Commissioner Ritchie asked if at the meeting in March they would review the maps.

Mr. Dissell said he would put together topics to review.

Commissioner Rabe asked if there would be topics on the next agenda.

Mr. Dissell said yes and that the transportation map doesn't show alignment for the future.

No Motion on this item

Review and Approval of Planning & Zoning Commission Annual Report for 2019

Mr. Dissell provided an overview.

Commissioner Soldwisch moved to approve the Planning and Zoning Commission Annual Report for 2019 Commissioner Butler seconded the motion. On roll call the vote was AYES: Rabe, Farris, Butler, Soldwisch, Pribil, Ritchie, Needles, Freeberg NAYS: None. Whereupon the Chairperson declared the motion approved unanimously

Comments:

Commissioner Pribil stated he expired on 02/01/2020 and Mr. Dissell said council is looking at resetting all terms and changing the term to expire in July

Commissioner Butler moved to adjourn the meeting and Commissioner Needles seconded. Meeting was adjourned at 7:15pm.



Josh Rabe, Chairperson



Charlie Dissell, Director of Community Development