



— PLANNING AND ZONING COMMISSION —

January 15, 2020
5:30 P.M.
City Council Chambers

AGENDA

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes
 - A. December 10, 2019
5. Public Comments
6. Old Business
7. New Business
 - A. Consider recommendation on request from Daniels Land Surveying on behalf of William Dickerson Revocable Trust for approval of a Plat of Survey for property at 913, 915 and 1001 East Ashland Avenue.
 - B. Consider recommendation on request from Civil Engineering Consultants, Inc., on behalf of Peoples Company for approval of a Plat of Survey for property located in the South Half of the Southwest Quarter of Section 13, Township 76 North, Range 24 West of the 5th PM, City of Indianola, Warren County, IA.
 - C. Consider recommendation on request from the City of Indianola to rezone property located in that part of the Northwest Quarter of the Southeast Quarter, west of the railroad, except the North 100' and except Parcel E, in Section 18, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa. from the R-3, Mixed-Residential Zoning District to the C-2 Highway Commercial Zoning District.
 - D. Consider recommendation to City Council on amendment to Section 23.01 of the Code of Ordinances, Indianola, Iowa, regarding the number of members on the Planning and Zoning Commission.
 - E. Election of 2020 Officers.
8. Comments
 - A. Commission Members
 - B. Staff
9. Adjournment

Distribution:

Planning and Zoning Commission
Mayor/ City Council
City Manager
City Clerk
City Attorney
IMU General Manager

Bulletin Board
Business Leader
Independent Advocate
KNIA/KRLS
Record Herald
Warren County Zoning



— PLANNING AND ZONING COMMISSION —

MINUTES OF REGULAR MEETING

December 10th, 2019

6:01 P.M.

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

Bob Ormsby

Sarah Ritchie

Commission Members Absent: Erin Freeberg, Ron Fridley

Staff Present: Charlie Dissell, Cortney McAlexander

Public Present: Jon Hanson – Jason and Maggie Berggren 1106 E Madison Ave, Betsy Freese 603 E Hillcrest Ave, Brian and Shonda Endrizal 1000 N 9th, David and Jessica Hotchkiss 1202 E Madison Ave, Susan Glick 511 W Boston Ave, Linda Alloway 1201 N 9th, Graham and Kari Albaugh 1308 N 9th, Melissa and Monte Sones 1308 N 9th, Dave Metz 1300 N 9th, Melissa Wilhelmi 1404 N 9th, Christina and Stacy Liebsch 1001 N 9th, Stacy Geiger 1000 E Madison, Matt Clifford 1203 Lancaster Way, Stephanie Erickson 1102 E Kentucky Ave

Commissioner Butler moved to approve the agenda of the December 10th, 2019 meeting and Commissioner Needles seconded the motion. On roll call the vote was AYES: Rabe, Farris, Soldwisch, Pribil, Needles, Butler, Ormsby, Ritchie Opposed: None. Whereupon the Chairperson declared the motion carried unanimously.

Commissioner Farris moved to approve the minutes of the November 12th 2019 meeting and Commissioner Needles seconded the motion. On roll call the vote was AYES: was AYES: Rabe, Farris, Soldwisch, Pribil, Needles, Butler, Ormsby, Ritchie Opposed: None. Whereupon the Chairperson declared the motion carried unanimously.

Consider request from Kading Properties LLC for site plan approval of Cavitt Creek Condominiums I, a residential development on a lot exceeding one (1) acre, between 1404 and 15000 North 9th Street

Mr Dissell explained the request and provided an overview

Mark Lee, Lee Chamberlin presented and spoke about types of people who live in these units. He discussed liability for adding a playground also. Commissioner Butler asked to see the street coming in and out of the development and discussed issues with cross traffic on second road. Mark advised he would look. Commissioner Farris asked how big the play area is and Mark said about 180x165. Commissioner Farris asked who is responsible the connection of the trail and

Mark said it would be Kading that would make the connection. Commissioner Rabe asked for clarification on use of single family units. Mark said one would be for an onsite manager ideally. Commissioner Butler asked how much parking there was for each unit Mark stated 2 in front and 2 in garage for 6 plexes, Bradfords the same, single families the same, Villas 3, 2 out front and one in garage. Charlie and Commissioner Butler discussed front yard set backs and parking. Commissioner Needles if space would need to be found for 6 more parking spots and Commissioner Butler stated as long as additional spots make up for lost spots they would be fine. Commissioner Pribil asked if 404 permitting had been looked at as well as approval from US Army Corp of Engineers. Mark stated there had been a through review and would only need approval if area was marked as wetlands. Commissioner Butler asked what would keep them from adding more units if site plan was approved as is. Charlie stated it would have to come back through planning and zoning again. Commissioner Rabe asked if traffic study had been done. Mark said no but Dave Moeller stated there was no problem and a study was not needed. Commissioner Ormsby asked for a record of this conversation. Mark stated there was no record of this. Commissioner Rabe asked if we could request a traffic study. Charlie stated yes but that the applicant would need to pay for it. Mark stated Snyder stated there was no need for a study. Charlie discussed Ch 166.05 of code and Commissioner Farris asked Charlie about 10 percent natural greenspace requirement and how it is defined. Commissioner Farris stated it seems greenspace appears to be drainage space and Charlie stated the code has always gone off 10 percent greenspace and how it is used does not have to be specified. Commissioner Pribil asked if there was any wet bottom retention and Mark said no.

Public Comments:

Linda Alloway 1201 N 9th stated traffic is horrible and no stop signs at the intersection, there needs to be a bypass.
Brian Ingresol 1000 N 9th asked number of bodies per unit if tax abatement available, what lighting will be provided on the streets, will there be curfew, wants a study of property value loss
Stacy Leach 1001 N 9th asked how functional the space is for emergency vehicles, stated concern of no sidewalk and lighting. Stated would like playground equip
Dave Metz 1300 N 9th discussed traffic concerns and stated would like more stop signs
Betsy Freese 603 E Hillcrest discussed traffic concerns and plans for a fence to keep people out of her pasture. Charlie stated there were no plans for a fence.
Melissa Sones 1208 Lancaster Way wanted a play area on Cavitt Creek 2 for all the developments and wanted to know if street widths are up to code. Would like a traffic study done
Lindsey Offenberger 1003 E Madison wanted traffic study done and wanted to know where snow removal would go. Charlie stated it would go on private property.
Commissioner Rabe asked public questions to Charlie. In regards to a fence for Betsy Freese Charlie stated no buffer is required. Commissioner Farris stated in 166.01.2 stated Planning and zoning could recommend it and it would be appropriate in this situation. As far as on street parking goes Charlie stated we have looked into no on street parking. Charlie stated there will be sidewalks. Emergency vehicles are able to fit as the streets were 22 feet wide and and they have to be 24 feet wide and 26 feet wide where there are fire hydrants. This is reflected in the new site plan. Charlie stated he did not know if property values would drop and that there would be an option for the 5 year tax abatement. For the traffic study there are no requirements per Charlie but would be within the rights to discuss a traffic study.
Commissioner Rabe asked questions to Mark Lee. Mark stated the snow removal would be put in the greenspaces unless it was trucked out. Commissioner Farris asked about the retention basin on lower left of plan and Mark stated it is there. Mark stated there they cannot add a playground due to liability and insurance rates. As far as cross traffic from other units there is crossing at the North trail. Mark stated there is no fencing for Freese planned. The density is 3.1 per unit and there will be internal lighting that will be sufficient per Mark. Charlie stated IMU would take care of street lights. Commissioner Soldwisch asked what would be accomplished by a traffic study and Bob Ormsby stated it could cause a recommendation to be made to initiate changes on the road. Commissioner Rabe asked if it would take recent changes into account and Charlie stated yes it would look at the area as a whole.

Consider request from Kading Properties LLC for site plan approval of Cavitt Creek Condominiums II, a residential development on a lot exceeding one (1) acre, west of 1500 N 9th Street

Mr. Dissell explained request and provided an overview.

Commissioner Pribil moved to approve the request from Kading Properties LLC for site plan approval of Cavitt Creek Condominiums I, a residential development on a lot exceeding one (1) acre, between 1404 and 1500 North 9th Street with conditions of approval of all required permitting, including but not limited to, Permit Program under the Clean Water Act Section 404 and subject to the results of a traffic impact study. Commissioner Butler seconded the motion. On roll call the vote was AYES: Rabe, Soldwisch, Ormsby, Pribil, Needles, Ritchie Butler NAYS: Farris Whereupon the Chairperson declared the motion carried

Commissioner Pribil moved to deny the request from Kading Properties LLC for site plan approval of Cavitt Creek Condominiums II, a residential development on a lot exceeding one (1) acre, west of 1500 N 9th Street Commissioner Soldwisch seconded the motion. On roll call the vote was AYES: Rabe, Farris, Butler, Soldwisch, Ormsby, Pribil, Ritchie Needles NAYS: None. Whereupon the Chairperson declared the motion denied unanimously

Discuss options regarding review of Elevate Indianola, a comprehensive plan update prepared with the Citizens of Indianola

Mr. Dissell explained the request and provided an overview.

Not vote was taken and an unanimous decision to go with option number two for this was decided upon.

Comments:

A. Commission Members

Commission member Farris thanked Community Development for all of the information

Commissioner Needles moved to adjourn the meeting and Commissioner Butler seconded. Meeting was adjourned at 8:15pm.

Josh Rabe, Chairperson

Charlie Dissell, Director of Community Development

DANIELS LAND SURVEYING
22598 18TH AVENUE, NEW VIRGINIA, IOWA 50210 (515) 577-2583

11/18/19

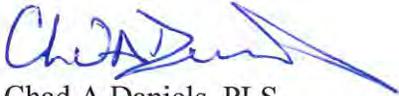
City of Indianola Community Development
110 North First Street
Indianola IA 50125

Enclosed is a Plat of Survey which falls within the city limits of Indianola. After it has been reviewed by your office, please mail the survey and approval letter back to me at the above address.

The owner of this property is William Dickerson Revocable Trust. The parcels this concerns is in Outlot 62 of the Outlots of Indianola on East Ashland. They own three separate parcels in this area. Two of the parcels are being combined as parcel A and the remainder of what they own is parcel B.

If you have any questions please call.

Sincerely,



Chad A Daniels, PLS
Daniels Land Surveying

PLAT OF SURVEY

INDEX LEGEND

LOCATION: OUTLOT 62 IN AUDITOR'S PLAT OF OUTLOTS
CITY OF INDIANOLA, WARREN COUNTY, IOWA

OWNER: WILLIAM A DICKERSON REV TRUST
1001 E ASHLAND AVE., INDIANOLA IA 50125

SURVEY FOR: (OWNER)

PREPARED BY CHAD A. DANIELS
DANIELS LAND SURVEYING, 22598 18TH AVE, NEW VIRGINIA IA 50210
RETURN TO: 515-577-2583

SURVEY LEGEND

- () - Recorded Distance/Bearing
--- -- Ingress/Egress Easement
- - - - Section line
* * - - - Fence line

Monuments

- ▲ - Found section corner
- - Set 1/2" red plastic capped rebar, #17532
- - Found 1/2" YCR #5301
- - Found 5/8" BCR #19968
- - Found 1/2" Rebar
- ◇ - Found 2" Pipe
- ◆ - Found arrow in sidewalk

BASIS OF BEARINGS IS IA RCS ZONE 8

DESCRIPTION - PARCEL A:

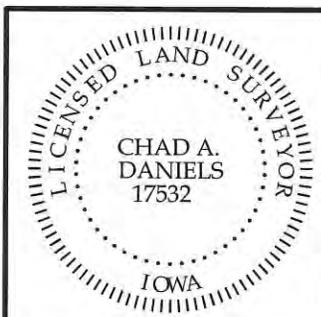
That part of Outlot 62 of Auditor's Plat of Outlots in Indianola, Iowa, described as follows; Beginning at the intersection of the West line of said Outlot 62 with the South line of East Ashland Street; thence South 89 degrees 36 minutes 09 seconds East, 89.00 feet along said South line; thence South 00 degrees 19 minutes 00 seconds West, 153.13 feet; thence North 89 degrees 19 minutes 33 seconds West, 89.00 feet to said West line of Outlot 62; thence North 00 degrees 19 minutes 00 seconds East, 152.70 feet to the Point of Beginning, having an area of 0.31 Acres.

DESCRIPTION - PARCEL B:

That part of Outlot 62 of Auditor's Plat of Outlots in Indianola, Iowa, described as follows; Beginning at the intersection of the East line of Outlot 62 with the South line of East Ashland Street; thence North 89 degrees 36 minutes 09 seconds West, 119.49 feet along said South line of East Ashland Street; thence South 00 degrees 19 minutes 00 seconds West, 153.13 feet; thence South 89 degrees 19 minutes 33 seconds East, 21.15 feet; thence South 00 degrees 10 minutes 14 seconds West, 9.96 feet to a corner of said Outlot 62; thence South 89 degrees 34 minutes 52 seconds East, 98.80 feet to a corner of said Outlot 62; thence North 00 degrees 08 minutes 50 seconds East, 163.23 feet to the Point of Beginning, having an area of 0.44 Acres.

DESCRIPTION - INGRESS/EGRESS EASEMENT:

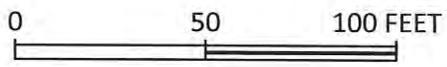
That part of Parcel A and Parcel B of Outlot 62, described as follows; The North 45 feet of the East 3 feet of said Parcel A and the North 45 feet of the West 10 feet of said Parcel B.



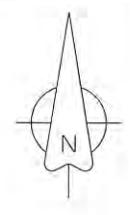
I hereby certify that this surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Signed Chad A. Daniels 11/18/19
Chad A. Daniels Date

Iowa License No. 17532
My license renewal date is 12-31-2020
Page No.'s covered by this seal: 1 and 2



NE COR. SE 1/4
NW 1/4 SEC. 30-76-23
2" Pipe



N 00°08'50" E 201.72'

E ASHLAND AVE. (60')

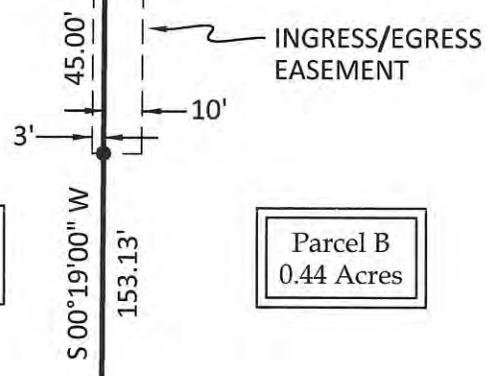
S 89°36'09" E 89.00' N 89°36'09" W 119.49'

P.O.B. Parcel A

N 89°36'09" W 90.66'
P.O.B. Parcel B

Parcel A
0.31 Acres

Parcel B
0.44 Acres



N 00°19'00" E 152.70'

S 00°19'00" W 153.13'

N 00°08'50" E 163.23'

WEST LINE OL 62

EAST LINE OL 62

N 89°19'33" W 89.00'

S 89°19'33" E 21.15' (21')
S 00°10'14" W 9.96' (10')

S 89°34'52" E 98.80' (99')

N 00°19'00" E 160.35' (160')

SOUTH 160' OF WEST 110'
OF OUTLOT 62

S 00°10'14" W 149.71' (150')

WEST 99' OF OUTLOT 63

N 00°08'50" E 149.84'

S 89°40'55" E 110.56'

S 89°30'08" E 98.86'

S 89°30'08" E 89.70'

E SALEM AVE. (60')



Community Development

110 N. First St., Indianola, IA 50125-0299 • www.indianolaiowa.gov
515-961-9430 • comdev@indianolaiowa.gov

Staff Report

Planning and Zoning Commission

Date of Meeting: January 15, 2020

Agenda Item: 7. A. Consider recommendation on request from Daniels Land Surveying on behalf of William Dickerson Revocable Trust for approval of a Plat of Survey for property at 913, 915 and 1001 East Ashland Avenue.

Application Type: Plat of Survey

Applicant: Daniels Land Surveying on behalf of William Dickerson Revocable Trust

Comprehensive Plan Designation: Low Density Residential

Zoning: R-1 Single-Family Residential

Application Summary: Request for plat of survey approval of 3 (three) current lots, which if approved, will combine two (2) of the three (3) lots and retrace the remaining lot.

AERIAL MAP



APPLICABLE CODE SECTIONS

The following sections of the Code of Ordinances of Indianola, Iowa apply to this request:

170.02 JURISDICTION. All plats of survey, plats, replats or subdivisions of land into three (3) or more parts for the purpose of laying out a portion of the City of Indianola, an addition thereto or suburban lots within two (2) miles of the corporate limits of the City for other than agricultural purposes shall be submitted to the Council and the Commission in accordance with the provisions of this chapter and shall be subject to the requirements established herein. This chapter shall regulate the subdividing of land within the City and all land within an area extending two miles beyond the corporate limits in accordance with the provisions of Section 354.9, Code of Iowa.

170.13 DESIGN STANDARDS — LOTS.

1. All lots shall abut on a street or place. Corner lots which abut on a thoroughfare or collector street shall have a minimum radius of 25 feet at the intersection.
2. Sidelines of lots shall approximate right angles to straight street lines and radial angles to curbed street lines except where a variation will provide better lot layout.
3. Lots with double frontage shall be avoided, except in specific locations where good planning indicates their use. In that event a planting screen shall be provided along the rear of the lot.
4. Corner lots shall not be less than 80 feet in width and interior lots shall not be less than 70 feet in width at the building line.
5. Lot depth shall not exceed $2\frac{1}{2}$ times the width.
6. No lot shall have less area than required by the Zoning Ordinance for the district in which it is located.

170.38 ENFORCEMENT. In addition to other remedies and penalties prescribed by law, the provisions of this chapter shall not be violated subject to the following:

1. No plat of survey, plat or subdivision in the City or within two (2) miles thereof shall be recorded or filed with the County Auditor or County Recorder, nor shall any plat or subdivision have any validity until it complies with the provisions of this chapter and has been approved by the Council as prescribed herein.

ANALYSIS

As the proposed lot split is being done by a plat of survey, no public improvements are being made with this split. However, design standards for lots still apply. The proposed plat of survey does meet all the design standards for lots.

This proposed plat of survey would not create any new buildable lots; in fact, it is combining one lot with just an accessory building into another lot with a house. The lot that contains the accessory building is a nonconforming use as the current building is not accessory to a primary building. By combining this lot with the lot with a house on it, the nonconforming status would be removed, and the new parcel would be in conformance to the City's zoning ordinance. The remaining lot that is a part of this request is simply a retracement of the current lot configuration, which that lot does contain a home.

Letters were mailed to property owners within 200 feet of this property on January 3, 2020.

ALTERNATIVES

The City of Indianola Planning and Zoning Commission may consider the following alternatives:

- 1) The City of Indianola Planning and Zoning Commission recommends the plat of survey request be approved, as submitted.
- 2) The City of Indianola Planning and Zoning Commission recommends the plat of survey request be approved, with conditions.
- 3) The City of Indianola Planning and Zoning Commission recommends the plat of survey request be denied.
- 4) The City of Indianola Planning and Zoning Commission remands the plat of survey request, back to the applicant and/or staff for further review and/or modifications and directs staff to place this item on a future Planning and Zoning agenda.

RECOMMENDATION

Staff recommends that the City of Indianola Planning and Zoning Commission move alternative 1, approving the plat of survey request.



Community Development

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Staff Report

Planning and Zoning Commission

Date of Meeting: January 15, 2020

Agenda Item: 7. B. Consider recommendation on request from Civil Engineering Consultants, Inc., on behalf of Peoples Company for approval of a Plat of Survey for property located in the South Half of the Southwest Quarter of Section 13, Township 76 North, Range 24 West pf the 5th PM, City of Indianola, Warren County, IA.

Application Type: Plat of Survey

Applicant: Civil Engineering Consultants, Inc., on behalf of Peoples Company

Comprehensive Plan Designation: High Density Residential

Zoning: R-5 Planned Residential

Application Summary: Request for plat of survey approval dividing a parcel of ground for a subdivision that is currently being developed.

AERIAL MAP



APPLICABLE CODE SECTIONS

The following sections of the Code of Ordinances of Indianola, Iowa apply to this request:

170.02 JURISDICTION. All plats of survey, plats, replats or subdivisions of land into three (3) or more parts for the purpose of laying out a portion of the City of Indianola, an addition thereto or suburban lots within two (2) miles of the corporate limits of the City for other than agricultural purposes shall be submitted to the Council and the Commission in accordance with the provisions of this chapter and shall be subject to the requirements established herein. This chapter shall regulate the subdividing of land within the City and all land within an area extending two miles beyond the corporate limits in accordance with the provisions of Section 354.9, Code of Iowa.

170.13 DESIGN STANDARDS — LOTS.

1. All lots shall abut on a street or place. Corner lots which abut on a thoroughfare or collector street shall have a minimum radius of 25 feet at the intersection.
2. Sidelines of lots shall approximate right angles to straight street lines and radial angles to curbed street lines except where a variation will provide better lot layout.
3. Lots with double frontage shall be avoided, except in specific locations where good planning indicates their use. In that event a planting screen shall be provided along the rear of the lot.
4. Corner lots shall not be less than 80 feet in width and interior lots shall not be less than 70 feet in width at the building line.
5. Lot depth shall not exceed 2½ times the width.

6. No lot shall have less area than required by the Zoning Ordinance for the district in which it is located.

170.38 ENFORCEMENT. In addition to other remedies and penalties prescribed by law, the provisions of this chapter shall not be violated subject to the following:

1. No plat of survey, plat or subdivision in the City or within two (2) miles thereof shall be recorded or filed with the County Auditor or County Recorder, nor shall any plat or subdivision have any validity until it complies with the provisions of this chapter and has been approved by the Council as prescribed herein.

ANALYSIS

As the proposed lot split is being done by a plat of survey, the public improvements being made in this area are not subject to this request. Those improvements were reviewed with the preliminary plat of Heritage Hill Plat 10, which was reviewed by the Planning and Zoning Commission at its August 13, 2019 meeting, and was approved by the City Council at its August 19, 2019 meeting. City staff reviewed the construction and approved those documents on October 8, 2019. However, design standards for lots still apply. The proposed plat of survey does meet all the design standards for lots.

This purpose of this plat of survey is not to create any new buildable lots; its purpose is to split the ground included in Heritage Hill Plat 10 so the current property owner, the Ardene K. and Robert D. Downing Revocable Trust can transfer the ground to the Developer of Heritage Hill Plat 10, Diligent Development. As mentioned above, site work has begun on this site and once completed, a final plat will be reviewed by both the Commission and Council.

Letters were mailed to property owners within 200 feet of this property on January 3, 2020.

ALTERNATIVES

The City of Indianola Planning and Zoning Commission may consider the following alternatives:

- 1) The City of Indianola Planning and Zoning Commission recommends the plat of survey request be approved, as submitted.
- 2) The City of Indianola Planning and Zoning Commission recommends the plat of survey request be approved, with conditions.
- 3) The City of Indianola Planning and Zoning Commission recommends the plat of survey request be denied.
- 4) The City of Indianola Planning and Zoning Commission remands the plat of survey request, back to the applicant and/or staff for further review and/or modifications and directs staff to place this item on a future Planning and Zoning agenda.

RECOMMENDATION

Staff recommends that the City of Indianola Planning and Zoning Commission move alternative 1, approving the plat of survey request.

I, Kathleen Picken, am the legal property owner of the below described property:

That part of the Northwest Quarter of the Southeast Quarter, west of the railroad, except the North 100' and except Parcel E, in Section 18, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa.

I hereby authorize the City of Indianola to initiate a rezoning of this property for purposes of relocating a sanitary sewer lift station on this property.

Kathleen Picken

Date



Community Development

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Staff Report

Planning and Zoning Commission

Date of Meeting: January 15, 2020

Agenda Item: 7.C. Consider recommendation on request from the City of Indianola to rezone property located in that part of the Northwest Quarter of the Southeast Quarter, west of the railroad, except the North 100' and except Parcel E, in Section 18, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa. from the R-3, Mixed-Residential Zoning District to the C-2 Highway Commercial Zoning District.

Application Type: Rezoning

Applicant: City of Indianola, Iowa

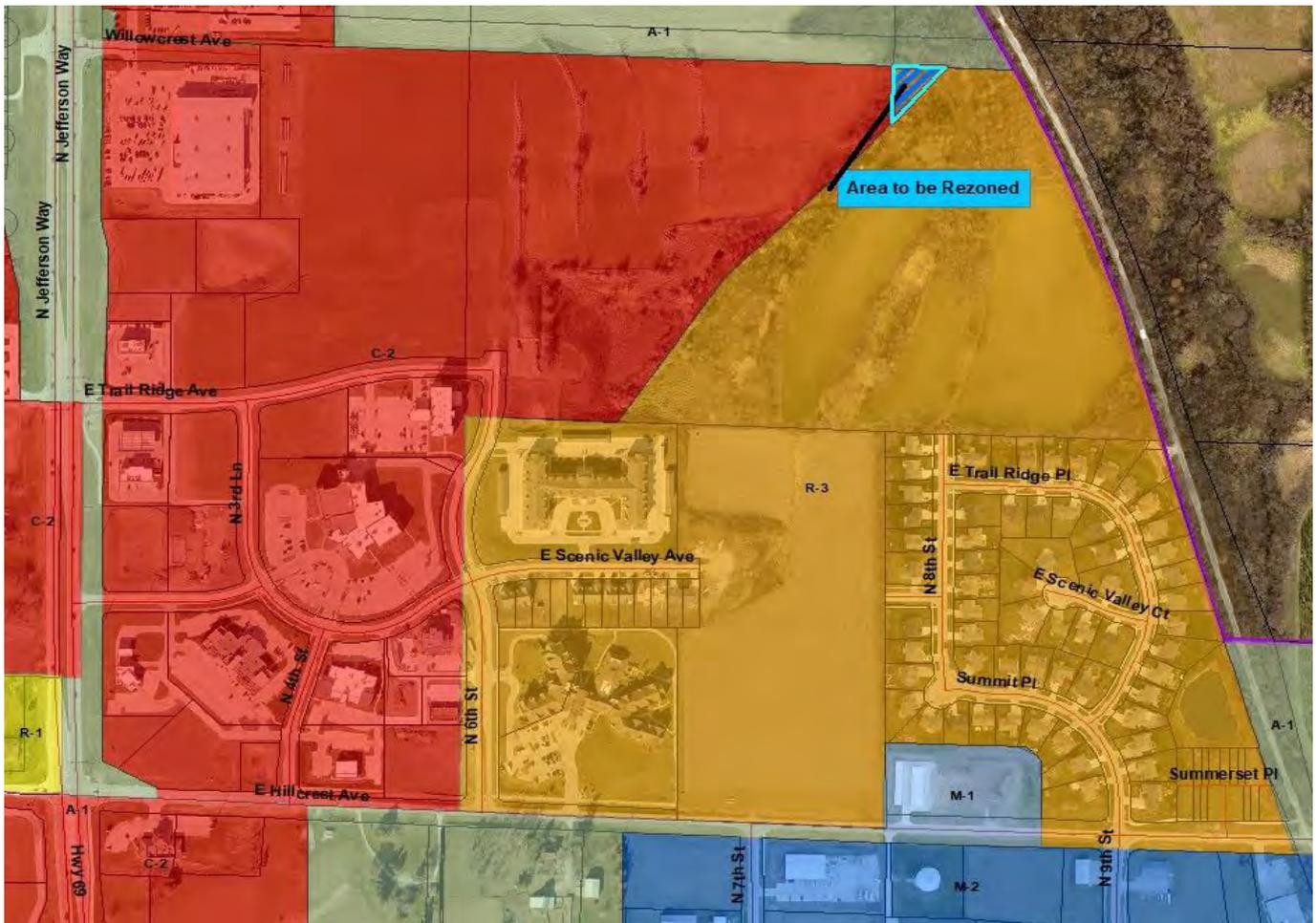
Property Owner: Kathleen Picken

Current Zoning: R-3, Mixed-Residential Zoning District

Comprehensive Plan Designation: Low Density Residential and Parks

Application Summary: Request for to rezone approximately 0.35 acres of land currently where part of a proposed new wastewater lift station will be located.

AERIAL MAP



APPLICABLE CODE SECTIONS

The following sections of the Code of Ordinances of Indianola, Iowa apply to this request:

165.38 CHANGES AND AMENDMENTS. The regulations and restrictions imposed in the districts, and the boundaries of the districts created by this chapter may be amended from time to time by the Council, but no such amendment shall be made without public hearing before the Council and after a report has been made upon the amendment by the Commission. Not less than seven nor more than 20 days' notice of the time and place of such hearing shall be published in a newspaper having general circulation in the City. The Commission shall not make any recommendation to the Council on an amendment to the zoning district boundaries until a sign 18 inches by 24 inches indicating the amendment requested has been prepared and posted by the City in a visible location on the premises for a period of 10 days. Notice of the Commission meeting shall be mailed by first class mail 10 days prior to the meeting to all property owners within 200 feet of a proposed amendment to the zoning district boundaries. In case the Commission does not approve the amendment or, in the case of a protest filed with the Council against an amendment to district boundaries signed by the owners of 20 percent or more either of the area of the lots included in such proposed amendment or of those immediately adjacent thereto and within 200 feet of the boundaries thereof, such amendment shall not be passed except by the favorable vote of three-fourths of all the members of the Council.

165.39 APPLICATION FOR CHANGE OF ZONING DISTRICT BOUNDARIES. Any person may submit to the Council an application requesting a change in the zoning district boundaries as shown on the official zoning district map. Such

application shall be filed with the Administrative Officer accompanied by a fee of two hundred dollars (\$200.00) and shall contain the following information:

1. The legal description and local address of the property.
2. The present zoning classification and the zoning classification requested for the property.
3. The existing use and proposed use of the property.
4. The names and addresses of the owners of all property within two hundred (200) feet of the property for which the change is requested.
5. A statement of the reasons why the applicant feels the present zoning classification is no longer valid.
6. A plat showing the locations, dimensions and use of the applicant's property and all property within two hundred (200) feet thereof, including streets, alleys, railroads, and other physical features.
7. If the requested zoning change is from A-1 (Agricultural) to any other classification, the application shall contain the number of acres in each soil type for which a rezoning change is requested and the crop suitability rating of each. The soil type and its crop suitability rating shall be determined by the latest cooperative soil survey and accompanying data.
8. Prior to rezoning any property, the Planning and Zoning Commission and the City Council shall consider the following relative to orderly regulated development: adequate size and location of public sanitary sewer, adequate size and location of public water and the presence of existing hard surfaced streets. Nothing in this chapter shall be construed to mean the City has any regulatory power for property used for agricultural purposes outside the City limits.

All fees shall be deposited to the General Revenue Fund of the City. Failure to approve the requested change shall not be deemed cause to refund the fee to the applicant.

ANALYSIS

The proposed rezoning is being requested to facilitate a future proposed wastewater lift station. On January 6, the City Council accepted the plans, specifications and form of contract, for the relocation of the Quail Meadows Lift Station. Currently, the lift station is located on the northeast edge of the existing Quail Meadows Subdivision, and is proposed to be located in a new location on the subject property. Notice to bidders was released on January 7th, with a bid opening set for January 28th regarding the project. It is anticipated that construction would begin this spring and completed in the fall. This site would be accessed from the current Willowcrest Avenue stub to the east of North Jefferson Way, and is proposed to be located on this site to not interfere with the future extension of Willowcrest Avenue.

This rezoning is requested to bring consistency to the site on which the new wastewater lift station will be located. The site on which the lift station is proposed is located partially on the subject property, which is zoned R-3 Mixed Residential, and partially on the property directly to the west, which is zoned C-2 Highway Commercial. As the C-2 requires a 15' front setback, where the R-3 requires a 35' front setback, the City requests to rezone this property to C-2 Highway Commercial as having less setback will require less easement area, and will leave more land, while not a large amount, open for future development.

While the comprehensive plan does plan for this area as low-density residential, the lay of the land creates a natural buffer of vegetation which separates this area from the area that is proposed to be developed residentially to the east. Furthermore, the preliminary plat for Summercrest Hills, which was approved in 2015, shows this area as commercial. A commercial zoning district for this parcel makes the most sense with the lay of the land, and that is reflected in the Summercrest Hills preliminary plat.

A notification sign was not placed for this rezoning as there was not a location that was visible to the public on the premises. Notification letters were sent out to property owners within 200' on January 3, 2020.

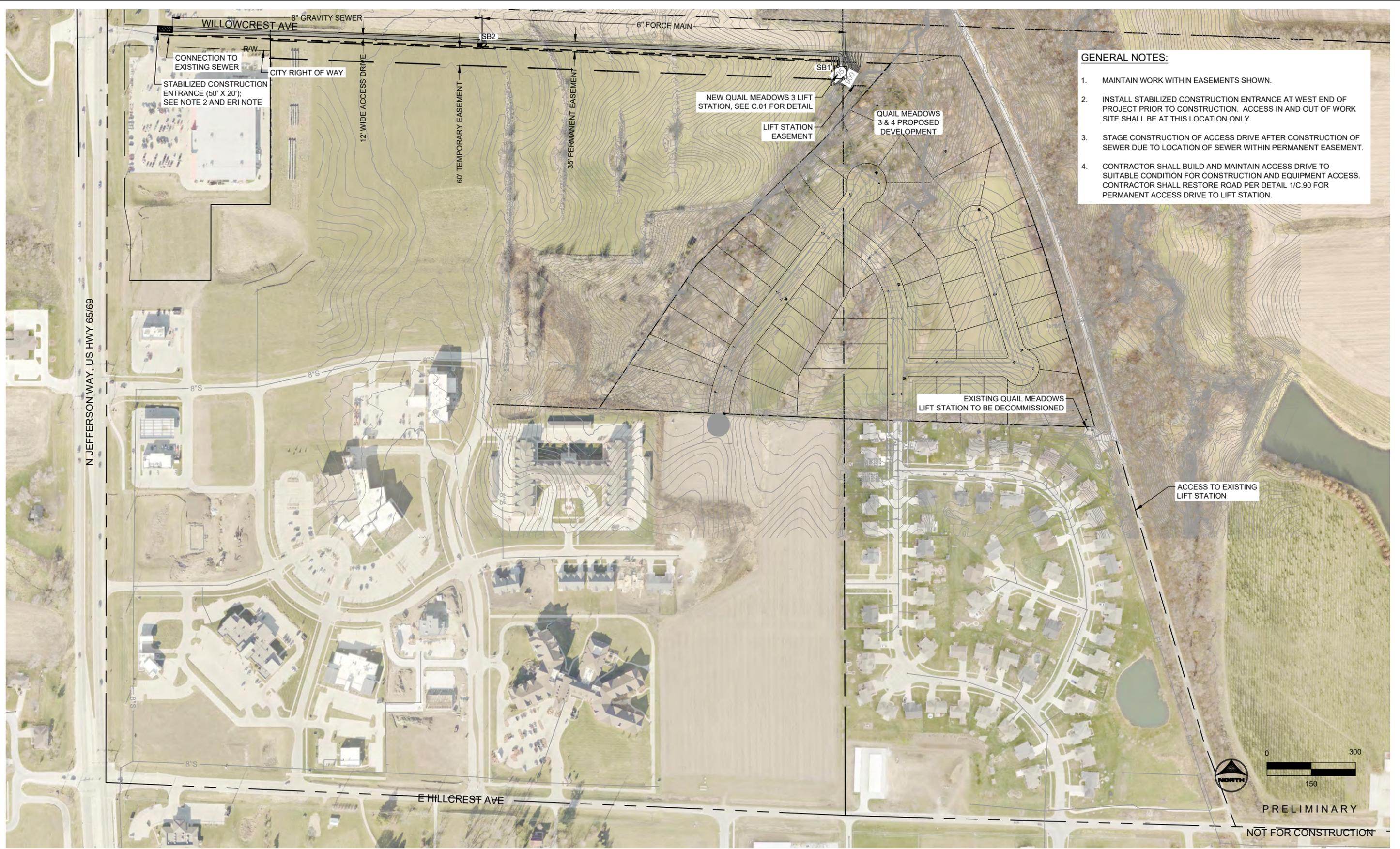
ALTERNATIVES

The City of Indianola Planning and Zoning Commission may consider the following alternatives:

- 1) The City of Indianola Planning and Zoning Commission recommends the rezoning request be approved, as submitted.
- 2) The City of Indianola Planning and Zoning Commission recommends the rezoning request be approved, with conditions.
- 3) The City of Indianola Planning and Zoning Commission recommends the rezoning request be denied.
- 4) The City of Indianola Planning and Zoning Commission remands the rezoning request, back to the applicant and/or staff for further review and/or modifications and directs staff to place this item on a future Planning and Zoning agenda.

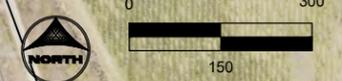
RECOMMENDATION

Staff recommends that the City of Indianola Planning and Zoning Commission move alternative 1, approving the rezoning request as submitted.



- GENERAL NOTES:**
1. MAINTAIN WORK WITHIN EASEMENTS SHOWN.
 2. INSTALL STABILIZED CONSTRUCTION ENTRANCE AT WEST END OF PROJECT PRIOR TO CONSTRUCTION. ACCESS IN AND OUT OF WORK SITE SHALL BE AT THIS LOCATION ONLY.
 3. STAGE CONSTRUCTION OF ACCESS DRIVE AFTER CONSTRUCTION OF SEWER DUE TO LOCATION OF SEWER WITHIN PERMANENT EASEMENT.
 4. CONTRACTOR SHALL BUILD AND MAINTAIN ACCESS DRIVE TO SUITABLE CONDITION FOR CONSTRUCTION AND EQUIPMENT ACCESS. CONTRACTOR SHALL RESTORE ROAD PER DETAIL 1/C.90 FOR PERMANENT ACCESS DRIVE TO LIFT STATION.

ACCESS TO EXISTING LIFT STATION



PRELIMINARY
NOT FOR CONSTRUCTION

DRAWN BY: JV JOB DATE: 2020
 APPROVED: DRZ JOB NUMBER: 190699
 CAD DATE: 12/5/2019 7:13:12 PM
 CAD FILE: J:\2019\190699\CAD\Drawings\G.03.dwg

BAR IS ONE HALF INCH ON OFFICIAL DRAWINGS
 0 1/2"
 IF NOT ONE HALF INCH, ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION



QUAIL MEADOWS 3 - LIFT STATION & SEWER IMPROVEMENTS
 CITY OF INDIANOLA
 INDIANOLA, IA

G - GENERAL
 OVERALL SITE PLAN & ALIGNMENT DATA

SHEET NO.
G.03



COMMUNITY DEVELOPMENT

To: Planning and Zoning Commission
From: Charlie E. Dissell, AICP, Community and Economic Development Director
Date: January 8, 2020
Re: Consider recommendation to City Council on amendment to Section 23.01 of the Code of Ordinances, Indianola, Iowa, regarding the number of members on the Planning and Zoning Commission.

Last year at its February, March and May meetings, the Planning and Zoning Commission reviewed and ultimately approved rules and regulations to govern its organization and procedure. During the review, the Commission discussed the makeup of the Commission, which, according to Section 23.01 of the Code of Ordinances of the City of Indianola, Iowa, consists of 10 members. During the discussion, the Commission discussed having an odd number of members to help with quorum. While the Commission agreed that going down to nine (9), rather than up to 11 was favorable, it ultimately decided to keep the membership at 10, and revisit the issue when the Commission had a vacancy.

Earlier this month, Commissioner Ron Fridley submitted his resignation from the Commission, leaving nine (9) positions filled and one (1) vacant. As such, staff is bringing this item back to the Commission for its consideration at its January 15 meeting. If the Commission chooses to recommend to Council to decrease its membership, two (2) things will need to take place:

1. The Council will need to amend Section 23.01 of the Code of Ordinances of the City of Indianola, Iowa, decreasing the membership from ten to nine (9). If the Commission were to forward a recommendation to the Council at its January meeting, it could take as long as February 26 to complete the process.
2. The Commission will need to amend its rules and regulations to decrease the membership from ten to nine (9). This would be done at the first meeting of the Commission following the final adoption of the ordinance amendment.

I will attend your January 15 meeting to answer any questions you may have.



COMMUNITY DEVELOPMENT

To: Planning and Zoning Commission
From: Charlie E. Dissell, AICP, Community and Economic Development Director
Date: January 8, 2020
Re: Election of 2020 Officers

At its January 15 meeting, the Commission will be holding its annual election of officers. According to Section 23.05.1 of the Code of Ordinances of the City of Indianola, Iowa, and Section 3 of the Rules and Regulations, the Commission shall choose annually at its first regular meeting one of its members to act as Chairperson and another as Vice Chairperson, who shall perform all the duties of the Chairperson during the Chairperson's absence or disability.

For your reference, attached to this memo is a list of officers that have served as chair and vice chair through the years on the Indianola Planning Commission. I will attend your January 15 meeting to answer any questions you may have.



INDIANOLA PLANNING & ZONING COMMISSION

<u>Year</u>	<u>Chairperson</u>	<u>Co-Chairperson</u>	<u>Secretary</u>	<u>Year</u>	<u>Chairperson</u>	<u>Co-Chairperson</u>	<u>Secretary</u>
1947	Wm. Buxton III	J.C. Hickman	Loyd VanPatten	1986	Neale Sinclair	Edna Mae Finck	Kay Vinson
1948	Wm. Buxton III	J.C. Hickman	Loyd VanPatten	1987	Neale Sinclair	Jim Mikulanec	Kay Vinson
1949	Wm. Buxton III	J.C. Hickman	Loyd VanPatten	1988	Neale Sinclair	Dianna Liepa	Diana Bowlin
1950	Wm. Buxton III	J.C. Hickman	Roma Stevenson	1989	Dianna Liepa	Dean Iverson	Diana Bowlin
1951				1990	Brad Butler	Rich Ayers	Diana Bowlin
1952	Elizabeth Hines	E.E. Voigt	J.C. Hickman	1991	Duane Clark	Vivian Richmond	Diana Bowlin
1953	Myron Orr	L.J. Nickle	J.C. Hickman	1992	Vivian Richmond	Dave Zwanziger	Diana Bowlin
1954	Everett Overton	L.J. Nickle	F.I. Moats	1993	Dave Zwanziger	Marilyn Bender	Diana Bowlin
1955	Frank Ford		G.A. Grant	1994	Marilyn Bender	John Hornaday	Diana Bowlin
1956	Wm. Buxton III		G.A. Grant	1995	Marilyn Bender	John Hornaday	Diana Bowlin
1957	Chas McCoy		Kenneth E. Smith	1996	Mary Kay Hamell	Al Luzum	Diana Bowlin
1958	Myron Orr	Wilbur Jones	Kenneth E. Smith	1997	Al Luzum	Keith Bunting	Diana Bowlin
1959	Wilbur Jones	Clem Griffiths	Kenneth E. Smith	1998	Al Luzum	Keith Welling	Diana Bowlin
1960	Clem Griffiths		Kenneth E. Smith	1999	Keith Welling	Mike Clavell	Diana Bowlin
1961	Henry Godlove		Kenneth E. Smith	2000	Keith Welling	Mike Clavell	Jodi Powers
1962	James Weinman		Kenneth E. Smith	2001	Mike Clavell	Mike Coppess	Jodi Powers
1963	F.F. Augustine	Roy Godwin	Kenneth E. Smith	2002	Mike Coppess	Pam Pepper	Jodi Powers
1964	E. Truman Burkey	William Hale	Kenneth E. Smith	2003	Mike Coppess		Crystal Dinsmore
1965	William S. Hale	Lewis Blake	Kenneth E. Smith	2004	Pam Pepper	Mary Donaghy	Crystal Dinsmore
1966	William S. Hale	James Weinman	Kenneth E. Smith	2005	Pam Pepper	Mary Donaghy	Crystal Dinsmore
1967	Chas McCoy	James Weinman	Kenneth E. Smith	2006	Mary Donaghy	Dan Wood	Mindi Robinson
1968	Chas McCoy	James Weinman	Kenneth E. Smith	2007	Mary Donaghy	Dan Wood	Mindi Robinson
1969	Chas McCoy	James Weinman	Kenneth E. Smith	2008	Dan Wood	Jeff Jensen	Mindi Robinson
1970	James Weinman	Wendell Tutt	Kenneth E. Smith	2009	Dan Wood	Jeff Jensen	Mindi Robinson
1971	Wendell Tutt	Eugene Smith	Kenneth E. Smith	2010	Tiffany Coleman	Duane Dixon	Mindi Robinson
1972	Wendell Tutt	R.E. Comnick	Kenneth E. Smith	2011	Tiffany Coleman	Duane Dixon	Mindi Robinson
1973	R.E. Comnick	M.D. Heavilin	R.I. Long	2012	Duane Dixon	Bob Ormsby	Mindi Robinson
1974	M.D. Heavilin	Eugene Smith	R.I. Long	2013	Bob Ormsby	Karla Roush	Mindi Robinson
1975	M.D. Heavilin	Eugene Smith	Twyla Blake	2014	Bob Ormsby	Doug Opie	Mindi Robinson
1976	M.D. Heavilin	William Eddy	Twyla Blake	2015	Doug Opie	Joe Butler	Mindi Robinson
1977	Bill Eddy	Bob Guilford	Twyla Blake	2016	Doug Opie	Joe Butler	Mindi Robinson
1978	Donald Koch	Caroline Duncan	Kay Vinson	2017	Joe Butler	Josh Rabe	Mindi Robinson
1979	Donald Koch	Therese Crawford	Kay Vinson	2018	Joe Butler	Josh Rabe	Mindi Robinson
1980	Allen Farris	C.W. Dalbey	Kay Vinson	2019	Josh Rabe	Mist Soldwisch	Kristin Brekelmans
1981	C.W. Dalbey	Dan Porter	Kay Vinson	2020			
1982	Allen Farris	Norman Thomas	Kay Vinson	2021			
1983	Allen Farris	Norman Thomas	Kay Vinson	2022			
1984	Lita Meints	Steve Boggess	Kay Vinson	2023			
1985	Steve Boggess	Lita Meints	Kay Vinson	2024			



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2019 Building Permit Report

Permit	DATE Permit Issued	NAME	ADDRESS	CONTRACTOR	CONSTRUCTION	SQUARE FEET *new residential only	Finalized Date	VALUE
1	1/3/2019	Brandon Fredricks	314 N 17th Street	n/a	Basement Finish			\$4,800
2	1/14/2019	Bellagio Construction	402 W 1st Street	Curtis White	Garage Addition		1/17/2019	\$6,000
3	1/15/2019	Zoo Bar / Jesse Forbes	102 W Ashland Ave	Vanderpool	Basement Alteration			\$2,000
4	1/16/2019	Dan Gripp	906 W Boston Ave	Gripp Masonry	Foundation Repair		1/17/2019	\$11,000
5	1/16/2019	Kenneth McCoy	410 S Jefferson Way	Simon Gingerich	Commercial Building			\$150,000
6	1/16/2019	Scott Johnston	410 W Ashland Ave		Garage			\$15,000
7	1/17/2019	Curtis White	402 W 1st Street	Curtis White - Family Plan	Demolition			\$0
8	1/21/2019	Construction by Cambron	400 S 8th Ct #14	Ryan Cambron	Basement Finish		3/29/2019	\$35,000
9	2/6/2019	Jaci Green	700 N G Street	Mike McClintock	Basement Finish		4/4/2019	\$13,250
10	2/13/2019	Steven Lee Vetter	206 N Buxton (rear of 126 W Ashland Ave)	Casner Construction	Commercial Remodel		3/29/2019	\$35,000
11	2/28/2019	Wade Journey Homes	602 N 17th Street	Wade Journey Homes	Single Family Dwelling			\$65,786
12	2/28/2019	Wade Journey Homes	1500 E Euclid Ave	Wade Journey Homes	Single Family Dwelling			\$74,145
13	2/28/2019	Wade Journey Homes	1502 E Euclid Ave	Wade Journey Homes	Single Family Dwelling			\$85,594
14	2/28/2019	Wade Journey Homes	1504 E Euclid Ave	Wade Journey Homes	Single Family Dwelling			\$78,176
15	2/28/2019	Wade Journey Homes	1506 E Euclid Ave	Wade Journey Homes	Single Family Dwelling			\$74,145
16	2/28/2019	Wade Journey Homes	1508 E Euclid Ave	Wade Journey Homes	Single Family Dwelling		12/31/2019	\$88,083
17	2/28/2019	Wade Journey Homes	1600 E Euclid Ave	Wade Journey Homes	Single Family Dwelling			\$85,594
18	2/28/2019	Wade Journey Homes	1602 E Euclid Ave	Wade Journey Homes	Single Family Dwelling			\$74,145



Community Development

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2019 Building Permit Report

19	2/28/2019	Wade Journey Homes	1604 E Euclid Ave	Wade Journey Homes	Single Family Dwelling			\$65,786
20	2/28/2019	Wade Journey Homes	1606 E Euclid Ave	Wade Journey Homes	Single Family Dwelling			\$74,145
21	2/28/2019	Wade Journey Homes	1700 E Euclid Ave	Wade Journey Homes	Single Family Dwelling			\$78,176
22	2/28/2019	Wade Journey Homes	1704 E Euclid Ave	Wade Journey Homes	Single Family Dwelling			\$65,786
23	2/28/2019	Wade Journey Homes	1706 E Euclid Ave	Wade Journey Homes	Single Family Dwelling			\$85,594
24	2/28/2019	Wade Journey Homes	1708 E Euclid Ave	Wade Journey Homes	Single Family Dwelling			\$88,083
25	2/28/2019	Wade Journey Homes	1710 E Euclid Ave	Wade Journey Homes	Single Family Dwelling			\$74,145
26	2/28/2019	Wade Journey Homes	1800 E Euclid Ave	Wade Journey Homes	Single Family Dwelling			\$85,594
27	3/4/2019	Johnnie LoVan Taylor Builders	405 W Salem Ave	Taylor Builders	Residential Repair - Storm Damaged			\$78,174
28	3/8/2019	West Hills Brewing Company, LLC	219 W Salem Ave	James Nelson	Commercial Alteration			\$10,294
29	3/21/2019	Happe Homes	1303 South L Court	Happe Homes	Single Family Dwelling		11/21/2019	\$262,900
30	3/21/2019	Cheryl & Brad Ebert	1514 W Euclid Ave	Kintz Construction	Deck			\$7,000
31	3/21/2019	Lynden West Apartments Tulip Apartment Group Inc	1203 W 2nd Ave #A (NW Building)	Selby Construction	Deck Repair/Replacement			\$6,000
32	3/21/2019	Lynden West Apartments Tulip Apartment Group Inc	1205 W 2nd Ave #B (NE Building)	Selby Construction	Deck Repair/Replacement		5/29/2019	\$6,000
33	3/22/2019	Autumn Ridge Development	400 S 8th St. Unit 46	Autumn Ridge Development	Basement Finish		4/2/2019	\$20,000
34	3/26/2019	John Rennenger	1900 S E Drive		Garage		5/8/2019	\$7,700
35	3/28/2019	Cody Kauzlarich	106 N H Street		Residential Alteration			\$23,400
36	4/1/2019	Larry Champlin	209 South G Street		Demolition - Garage		7/26/2019	\$0
37	4/1/2019	Sun Dance Homes	908 & 910 South Y Street	Sundance Homes	Duplex			\$492,000
38	4/1/2019	Tom Gorgas - State of Iowa	1812 N 7th Street	Bergstrom Construction	Commercial Alteration		6/4/2019	\$38,966
39	4/2/2019	Horton Robinson Construction	1220 Wesley Lane	Horton Robinson Const.	Basement Finish		5/2/2019	\$29,700
40	4/8/2019	Sage Homes/ Eric & Diane Lane	640 North N St	Sage Homes	Single Family Dwelling		9/19/2019	\$274,000



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2019 Building Permit Report

41	4/8/2019	Ground Breaker Homes	1308 S L Court	Ground Breaker Homes	Single Family Dwelling			\$200,000
42	4/10/2019	Rasko Construction LLC	901 E Franklin	Rasko Construction LLC	Garage Addition		5/22/2019	\$18,000
43	4/11/2019	Blackstone Exteriors, LLC	1514 W Euclid Ave	Blackstone Exteriors	Fire Repair		4/8/2019	\$120,000
44	4/12/2019	Charles Burgin	1207 South R Street		Deck Repair/Replacement			\$500
45	4/12/2019	Kenneth Doss	226 W Salem		Addition			\$76,000
46	4/18/2019	G & G Lawncare & Landscaping	506 N Jefferson Way		Demo - Commercial		7/22/2019	\$0
47	4/18/2019	G & G Lawncare & Landscaping	400 E 1st Ave		Demo - SFD		4/25/2019	\$0
48	4/19/2019	Peggy R Cutts	400 S 8th Court, Unit 9		Basement Finish			\$7,600
49	4/19/2019	Orton Homes	1310 N 9th Street	Orton Homes	Single Family Dwelling		11/11/2019	\$300,000
50	4/22/2019	Orton Homes	1009 E Madison Ave	Orton Homes	Single Family Dwelling		11/12/2019	\$300,000
51	4/21/2019	Jerry's Homes	1703 E Clinton Ave	Jerry's Homes	Basement Finish			\$15,000
52	4/23/2019	Valerie Burton	1610 W Detroit Ave		Garage			\$15,000
53	4/23/2019	Robert Cooper	406 E Ashland Ave		Carport			\$300
54	4/24/2019	Carol Hartgrave	209 S G Street		Demolition - Attached Porch		7/26/2019	\$0
55	4/24/2019	Jason Martin	104 S Kenwood Blvd	First Call Restoration/Remodeling	Home Restoration			\$65,575
56	5/1/2019	Tim Morris	1204 E 2nd Ave	Maple Creek Construction	Commercial Alteration		5/28/2019	\$31,690
57	5/1/2019	Jon Backstrom	911 N C Street		Porch Deck/ Repair			\$300
58	5/7/2019	Neil Brankis	1105 Robin Glenn Drive	Midwest Builders	Deck			\$25,000
59	5/8/2019	Bill Hellmann	1207 N Jefferson Way	Davaco, LP	Commercial Remodel			\$50,000
60	5/13/2019	Elizabeth Barrian	404 N 17th Street	Fred Elsinga	Residential Deck Addition		6/10/2019	\$4,000
61	5/15/2019	R & L Construction	705 W 4th Ave		Residential Restoration			\$6,000
62	5/20/2019	Carla Weed	402 W 2nd Ave		Demolition - Garage		7/17/2019	\$0
63	5/23/2019	Doering Properties, LLC	902 Summerset Place	Rodney Curtis	Single Family Dwelling			\$121,500



Community Development

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2019 Building Permit Report

64	5/23/2019	Doering Properties, LLC	904 Summerset Place	Rodney Curtis	Single Family Dwelling			\$121,500
65	5/23/2019	Doering Properties, LLC	906 Summerset Place	Rodney Curtis	Single Family Dwelling			\$121,500
66	5/23/2019	Doering Properties, LLC	908 Summerset Place	Rodney Curtis	Single Family Dwelling			\$121,500
67	5/23/2019	Doering Properties, LLC	1000 Summerset Place	Rodney Curtis	Single Family Dwelling			\$121,500
68	5/23/2019	Doering Properties, LLC	1002 Summerset Place	Rodney Curtis	Single Family Dwelling			\$121,500
69	5/23/2019	Doering Properties, LLC	1004 Summerset Place	Rodney Curtis	Single Family Dwelling			\$121,500
70	5/23/2019	Doering Properties, LLC	1006 Summerset Place	Rodney Curtis	Single Family Dwelling			\$121,500
71	5/24/2019	Autumn Ridge Development	1508 W Iowa	Autumn Ridge Development	Single Family Dwelling		10/29/2019	\$150,000
72	5/24/2019	Overton Funeral Home	501 West Ashland Ave		Commercial Foundation Repair			\$900
73	5/28/2019	Kinze Construction	1911 W 5th Ave	Kinz Construction	Deck Addition		6/10/2019	\$3,500
74	5/28/2019	Crown Homes	209 W Salem	Rob Keller / Crown Homes	Commercial Alteration		8/7/2019	\$47,725
75	5/24/2019	Koeppen Construction Wet Paint Inc	1103 E Henderson Place	Wet Paint Co	Deck Repair			\$3,000
76	5/28/2019	KRM Development / Bussanmas	1109 South K Street	KRM Development	Single Family Dwelling		12/18/2019	\$705,000
77	5/29/2019	John S Green	1413 E Girard Ave		Deck		6/5/2019	\$13,000
78	5/31/2019	Wesley Retirement Services	908 Angela Drive	Horton Robinson Const.	Residential Alteration / Basement Finish			\$17,500
79	6/5/2019	Lucas Reidmann	1024 Scott Felton Road		Garage with Shop			\$40,000
80	8/19/2019	Scott Seemann	605 N O Street	Spirit Building Services LLC	Single Family Dwelling	3329		\$180,000
81	6/6/2019	Horton Robinson Construction	1305 Wesley Lane	Horton Robinson Const.	Residential Remodel			\$60,000
82	6/10/2019	Jerry's Homes	308 N 18th Street	Jerry's Homes - Adam	Single Family Dwelling		10/31/2019	\$170,000
83	6/10/2019	Jerry's Homes	306 N 18th Street	Jerry's Homes - Adam	Single Family Dwelling		10/31/2019	\$170,000
84	6/10/2019	Jerry's Homes	1709 E Clinton Ave	Jerry's Homes - Adam	Single Family Dwelling		10/31/2019	\$170,000
85	6/10/2019	Jerry's Homes	1710 E Clinton Ave	Jerry's Homes - Adam	Single Family Dwelling		11/8/2019	\$170,000
86	6/14/2019	Cody Kauzlarich	105 N G Street	Wood Resuscitation	Residential Alteration			\$12,100



Community Development

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2019 Building Permit Report

87	6/17/2019	Eric Mudge	601 N 12th Street		Detached Garage			\$15,500
88	6/24/2019	Smith Home Restoration	500 North N Street	Troy Smith	Demo - Underground Pool		6/28/2019	\$0
89	6/24/2019	Kimberly Development	2207 W 10th Ave		Single Family Dwelling		TEMP CO 11/20/2019	\$459,000
90	6/24/2019	Kimberly Development	2207 W 10th Ave		Garden Shed			\$16,000
91	6/25/2019	LouAnn Corrigan	507 N 17th Street		Deck		7/26/2019	\$18,350
92	7/1/2019	Chris Deckard	811 N 8th Street		Concrete Patio Porch			\$3,300
93	7/1/2019	Allegiant Homes	1105 S O Street	Allegiant Homes	Single Family Dwelling			\$345,000
94	7/2/2019	Richard Feters	401 W Salem Ave		Residential Alteration			\$300
95	7/8/2019	Marvin Gribbins	116 W Ashland Ave		Commercial Remodel/Alteration			\$1,000
96	7/8/2019	William Sackett	111 S J Street	OFS Enterprises	Deck			\$700
97	7/15/2019	Indianola Pediatric Clinic	2001 North 6th St	Downing Construction	Commercial Dwelling			\$1,056,440
98	7/16/2019	Warren Co Habitat for Humanity	408 W 18th Place	Warren Co Habitat	Single Family Dwelling			\$90,000
99	7/17/2019	Chumbleys Auto - Tim Davison	308 E 1st Ave	Construction by Cambron	Commercial Dwelling		Temp CO 11/26/2019	\$168,000
100	7/18/2019	Horton Robinson Const	2412 W 10th Ave	Horton Robinson Const.	Deck			\$4,500
101	7/18/2019	KC Inc Mimi Kelly	404 N Jefferson Way		Demo			\$0
102	7/19/2019	North American MHC LLC	5 John St		Single Family Dwelling Trailer		11/26/2019	\$37,809
103	7/19/2019	North American MHC LLC	4 John St		Single Family Dwelling Trailer		11/26/2019	\$37,809
104	7/19/2019	North American MHC LLC	3 John St		Single Family Dwelling Trailer		11/26/2019	\$37,809
105	8/6/2019	North American MHC LLC	6 John St		Maintenance Garage and Storage		11/26/2019	\$43,100
106	7/22/2019	Ground Breaker Homes	1106 S O St	Ground Breaker Homes	Single Family Dwelling			\$215,000



Community Development

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2019 Building Permit Report

107	7/22/2019	Smith Home Restoration	500 North N St		Demo - Garage		7/25/2019	\$0
108	7/22/2019	Knuth Construction	801 South O Street		Deck			\$2,700
109	7/22/2019	Jerry's Homes	506 N 17th St	Jerrys Homes	Single Family Dwelling		11/8/2019	\$165,000
110	7/25/2019	Midwest Builders	1010 W Euclid	Midwest Builders	Porch			\$25,000
111	7/25/2019	Midwest Builders	1201 N O St	Midwest Builders	Porch			\$25,000
112	7/29/2019	Allen and Monica Goode	201 W 7th Ave	Mike Rosewalls Remodeling	Detached Garage			\$26,000
113	7/31/2019	Parkerbilt Const.	705 N C St	Parkerbilt	Deck			\$23,000
114	8/5/2019	Casner Construction	103 North H Street	Casner Construction	Deck			\$7,000
115	11/13/2019	Neuman Brothers	1600 E Iowa Ave	Neuman Brothers	Commercial Building			\$10,270,000
116	8/16/2019	Savannah Homes, Inc	305 N 17th St	Savannah Homes, Inc	Single Family Dwelling	1292		\$226,000
117	8/6/2019	Richard and Tracy Herrick	1607 W 4th Ave	McNeeley Construction	Deck			\$1,170
118	8/12/2019	Ed Ferrier Construction	111 W Salem Ave	Ed Ferrier Construction	Commercial Alteration			\$3,500
119	8/14/2019	Capitol City Construction	210 W Salem Ave	Capitol City Construction	Commercial Alteration			\$46,500
120	8/15/2019	Gritt Performance	983 E Hilcrest Ave	Horizon Builders	Commercial Building	11,776	12/16/2019	\$800,000
121	8/15/2019	Jerry's Homes	1703 E Euclid Ave	Jerry's Homes	Single Family Dwelling	1417		\$181,000
122	8/16/2019	Jerry's Homes	400 North 18th St	Jerry's Homes	Single Family Dwelling	1483		\$181,000
123	8/16/2019	Jerry's Homes	1710 East Detroit Place	Jerry's Homes	Single Family Dwelling	1622		\$184,000
124	8/16/2019	Brian Becker	706 East Euclid	DMS Building CO	Garage			\$42,500
125	8/22/2019	Manny's Handyman Service	208 W Ashland Ave.	Manuel Banegas	Commercial Alteration			\$33,000
126	9/3/2019	Cory Keller	903 W Boston Ave	SELF	Deck			\$1,500
127	9/3/2019	Christine Denning	205 S P St	McClintock Remodeling	Deck			\$11,418
128	9/5/2019	Kip Condon	1601 N G St	Hubbell Homes LC	Single Family Dwelling	4,780		\$340,000
129	9/9/2019	Tim Naberhaus	100 W Kentucky	Haus Roofing	Residential Alteration			\$15,000
130	9/10/2019	MRS Investments	815 West 1st	Vanderpool	Single Family Dwelling (demo)			
131	9/11/2019	Shelly(Bevard)Spooner	509 S Freeman	Shelly Spooner	Residential Garage(demo)			\$21,000



Community Development

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2019 Building Permit Report

132	9/12/2019	LouAnn Corrigan	507 N 17th	JS Solutions	Alteration(basement remodel)			\$24,800
133	9/24/2019	Dental Professionals	200 N B	Downing Construction	Alteration(remodel)			\$250,000
134	10/3/2019	Chad Amos	1204 S O	Artisian Crest Homes	Single Family Dwelling	1946		\$568,000
135	9/24/2019	Dan Carlson	807 W Orchard Ave	Carlson Homes LLC	Single Family Dwelling	2338		\$300,000
136	10/16/2019	Phil Steger	612 S Y	Steger Construction	Two Family	1,400		\$200,000
137	10/7/2019	Ryan Bosell	910 Scott Felton	Mike McClintock	Addition			\$120,000
138	9/30/2019	Johnathan Cross	2411 W 10th	Crossover Construction	Addition - deck			\$30,000
139	10/4/2019	Brent Chappell	502 N K	Brent Chappell	Addition- garage			\$12,000
140	9/27/2019	Tarleton Properties	208 W Ashland Ave.	Ed Ferrier Construction	Handicap ramp			\$3,600
141	10/22/2019	Spencer Properties	800 E Iowa Lot #8	John Millwood/Mark Trout	Mobile Home			
142	10/14/2019	Dan Grabill	308 S Freeman	LMK Construction	Addition-shed	250		
143	11/7/2019	Ace Hardware	506 N Jefferson Way	Primus Companies INC	Commercial			\$1,012,000
144	IR	Brew Enterprises (Scooters)	1112 N Jefferson Way	TBD	Commercial			\$75,000
145	10/16/2019	Phil Steger	614 S Y	Steger Construction	Two Family	1,400		\$200,000
146	10/21/2019	Phil Delong	1110 S R	GWA Intl	Alteration - Solar Array			\$12,000
147	10/21/2019	Betty Curtis	210 N Jefferson	Rick Gwinn	Alteration - repair front porch			\$1,000
148	10/21/2019	Rick Gwinn	909 N J	Rick Gwinn	Addition - Shed			\$4,500
149	10/22/2019	Kyle Overton	1109 E Iowa	Beardmore Construction	Repair - Deck			\$2,600
150	10/22/2019	Mandy Lundberg	1407 E Clinton	John Peters	Alteration Covering stoop with wood decking			\$500
151	10/22/2019	Katherine Schrum	400 N 17th	Adam Middleswart	Alteration - Basement finish			\$6,000
152	10/28/2019	GroundBreaker Homes	1503 11th Way	Ground Breaker Homes	Single Family Dwelling	4,523		\$250,000
153	10/28/2019	Shelly(Bevard)Spooner	509 S Freeman	John Gideon	Replacement - shed			\$40,000
154	IR	Wal Mart	1500 N Jefferson Way	TBD	Remodel - commercial			\$1,891,511
155	11/5/2019	Dan Grabil	308 S Freeman	John Peters	Addition-Front porch			\$3,000



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2019 Building Permit Report

156	11/26/2019	Erin Freeberg	103 N Buxton	Ryan Cambron	Remodel - commercial			\$105,000
157	11/11/2019	Thomas Smith	102 E Salem	Brad Butler	DEMO			
158	11/11/2019	Derek Garrett	802 E Ashland	Midwest Construction	Addition-deck			\$4,000
159	11/14/2019	Norm Crawford	505 W 1st	Gold Dome Building	Addition-garage			\$13,000
160	12/4/2019	Happe Homes	690 N N	Happe Homes	Single Family Dwelling	1492		\$242,503
161	12/5/2019	Rich Clarke	1007 N Buxton	Haus Roofing	Repair-deck			\$10,000
162	12/13/2019	Michael Ward	2500 W Euclid	Michael Ward	Finishing basement			\$10,000
163	12/18/2019	Martin/Jen Smith	2203 W 10th	Screenbuilder	Addition	256		\$50,000



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2020 Building Permit Report

Permit	DATE Permit Issued	NAME	ADDRESS	CONTRACTOR	CONSTRUCTION	SQUARE FEET *new residential only	Finaled Date	VALUE
1	1/2/2020	North American MHC LLC	9 Leonard Avenue	Heartland Living	Mobile Home			
2	1/2/2020	North American MHC LLC	21 Leonard Avenue	Heartland Living	Mobile home			



COMMUNITY DEVELOPMENT

To: Ryan J. Waller, City Manager
From: Charlie E. Dissell, AICP, Community and Economic Development Director
Date: January 3, 2020
Subject: Current Projects Update

The purpose of this memorandum is to provide a brief synopsis of different projects that may be of interest to the Council.

- **Wal-Mart (1500 North Jefferson Way)**
 - Building Permit application and plans submitted on October 29 for a remodel of this building.
 - Building plans approved on November 7
 - Awaiting contractor information before permit can be issued.
 - Applicant has indicated a start date of January 19, 2020.
- **Proposed Campground (Northwest Corner of South Jefferson Way and East 17th Avenue)**
 - Staff held a preapplication meeting on a proposed campground on October 3
 - A rezoning petition was submitted on October 25 for a proposed campground
 - The Planning and Zoning Commission recommended the rezoning for approval at its November 12 meeting.
 - The City Council held a public hearing on the request at its December 16 meeting.
 - Final consideration by the Council will take place on January 21.
- **Cabin Coffee (910 East 2nd Avenue)**
 - Sale of D&D lot and development agreement was approved by Council on October 21.
 - Staff hosted a preapplication meeting with the developers on October 22.
 - Developer closed on the property on November 22.
- **Scooters Coffee (1112 North Jefferson Way)**
 - Site plan and building permit were submitted on October 9.
 - Site plan comments returned to applicant on November 4.
 - Updated site plan submitted on November 18.
 - Staff continues to work with the property owner on a solution for the storm sewer pipe located on this property.

- **Cavitt Creek Condominiums I & II (1400 and 1500 block of North 9th Street)**
 - Site plan and stormwater management plan were submitted on June 3.
 - Cavitt Creek I, between 1404 and 1500 North 9th Street, proposes 12 duplexes (24 units)
 - Cavitt Creek II, to the west of Cavitt Creek I and 1500 North 9th Street, proposes 21 duplexes and 14 six-plex's, for a total of 126 units.
 - Site plan and stormwater management plan comments were returned to the applicant on June 20.
 - Both site plans will need to be reviewed by the Planning and Zoning Commission and approved by the City Council.
 - Revised site plans for Cavitt Creek Condominiums I were submitted on June 28.
 - Revised site plans for Cavitt Creek Condominiums II were submitted on July 10.
 - Kading Properties hosted a neighborhood meeting on July 16.
 - Revised site plan comments were returned on July 26.
 - Revised site plans for both sites were submitted on July 31.
 - Revised site plan comments were returned on August 6.
 - These items were reviewed by Planning and Zoning Commission Meeting at its September 10 meeting.
 - The Planning and Zoning Commission recommended the site plans be denied at its September 10th meeting.
 - The City Council denied the site plan at its September 16 meeting.
 - New and Revised site plans have been submitted.
 - Site plan comments returned to applicant on October 29.
 - Revised site plans submitted on November 11.
 - Revised site plan comments were returned on November 20.
 - Revised site plan submitted on November 21.
 - Revised site plan comments were returned on November 27.
 - The Planning Commission recommended approval, with conditions, of Cavitt Creek I and recommended denial of Cavitt Creek II.
 - The City Council delayed action on these items until its January 21 meeting.
- **Indianola Pediatric Dentist (2001 North 6th Street)**
 - Site plan and stormwater management plan were submitted on May 23.
 - Comments were returned to the applicant on June 2.
 - Building permit application submitted on June 13.
 - Site plan and stormwater management plan were approved on June 18.
 - Building permit comments returned on July 3.
 - Revised building permit plans were resubmitted on July 11.
 - Building permit was issued on July 15.

- **Missouri Valley JATC Training Facility (1600 East Iowa Avenue)**
 - Site Plan for this project was submitted on April 3 to the City and comments were returned on April 22.
 - City Staff has also held internal meetings regarding new road alignment within the industrial park expansion.
 - City staff met with the Missouri Valley on May 1 to discuss access to this site and possible road upgrades/funding.
 - A revised site plan was submitted on May 20.
 - Revised comments were returned on June 4.
 - A second revised site plan was submitted on June 11.
 - Site Plan was approved on June 11.
 - Building permit application was submitted on June 14.
 - Building permit comments were returned on July 2.
 - Staff has meet with Missouri Valley on a development agreement related to future infrastructure improvements.
 - Building permit application submitted on August 2
 - Staff meet with the contractor on August 23 to discuss building/inspection process.
 - Fire review comments returned to applicant on September 23.
 - Response to fire review comments received on October 29.
 - Full building permit issued on November 13.
- **Chumbley's Auto Care (110 South Jefferson Way)**
 - Staff met with the business owner on March 15 to discuss plans for future building.
 - Staff has submitted preliminary comments on the site plan to the business owner.
 - Site plan and building permit application plan were submitted on May 10.
 - Comments were returned to the applicant on May 22.
 - Revised site plans and building permit plans were resubmitted on July 10.
 - Site plan and building permit were issued on July 17.
 - Temp CO issued on November 26. Awaiting seed/sod and landscaping before final CO will be issued.
- **Ace Hardware (506 North Jefferson Way)**
 - City staff held a pre-development meeting on this project on February 22.
 - The old car wash was demolished the week of July 15.
 - The existing Mudslingers Coffee Shop would remain.
 - A code review was submitted to the City for review by the architect on July 29.
 - The City returned comments on that code review on July 31.
 - Engineer inquired about site plan approval process on August 23.
 - Site plan submitted on September 5.
 - Initial comments on the site plan were returned on September 19.

- Variance application for parking submitted on September 24. Will be placed on November 6 agenda.
- Revised site plan submitted on October 4.
- Building Permit application and plans submitted on October 14.
- 2nd review comments on the site plan were returned on October 17.
- Building permit comments returned on October 18.
- Revised building permit plans received on October 23.
- Revised site plan submitted on October 25.
- Variance request for parking was approved by the Board of Adjustment on November 6.
- Site plan approved and building permit issued on November 7.
- **Gritt Performance (983 East Hillcrest Avenue)**
 - Site plan for this project has been submitted to the City and is being reviewed by Staff and City Engineer.
 - Plan review comments returned to applicant on February 20.
 - Updated site plans were resubmitted on March 4.
 - Updated comments returned on March 18.
 - Updated site plans were resubmitted on March 26.
 - Site plan was approved on April 8.
 - Staff met with the property owner on April 10 to discuss preliminary building plans.
 - Staff met with property owner on May 23 to discuss financial assistance options.
 - Building permit application applied for on June 14.
 - Building permit comments were returned on June 25.
 - Groundwork on the site has begun.
 - Building Permit was issued on August 15.
 - CO was issued on December 16.
 - Grand opening and ribbon cutting on January 4 at 10 AM.
- **New Heights Church (309 East Hillcrest Avenue)**
 - The project engineer contacted the City on February 7 to clarify plan review comments.
 - Updated site plan was received on March 7.
 - Updated comments returned to applicant on March 20.
 - The project engineer contacted the City on July 11 to clarify plan review comments.
 - Staff responded to those questions on July 12.
 - An updated site plan was submitted on July 29.
 - Staff responded to fire code requirements on August 21.
 - An updated site plan was submitted on August 30.
 - Site plan comments were returned on September 2.
 - Revised site plan submitted on September 20.
 - Site plan comments returned on October 18.

- **Quail Meadows 3**

- Located north of North 8th Street and East Trail Ridge Place.
- Staff has been notified that about 30 acres of land in the Summercrest Hills development was sold to a developer who intends to develop single family lots.
- A rezoning application was submitted on July 1 to change a portion on this land from C-2 to R-3. The Planning and Zoning Commission recommended approval of this request at its August 13 meeting.
- The City Council held a public hearing and first consideration at its September 16 meeting.
- This development will require the City to relocate the current lift station north of the Quail Meadows Subdivision to the north of the Summercrest Hills development. The tentative schedule is to have the new lift station designed by this fall, bid by next spring, and completion by fall of 2020.
- Staff meet with HR Green and Developer engineer to discuss timing of improvements and new lift station on September 9.
- The developer submitted a preliminary plat to the City on September 24.
- Comments on preliminary plat returned on October 4.
- Preliminary plat recommended for approval by Planning and Zoning Commission on November 12.
- City Council approved the preliminary plat at its November 18th meeting.
- Construction plans were submitted on December 2.
- Comments on construction plans returned on December 17.

- **Heritage Hills Plat 10**

- Located at the west end of Trailridge Road.
- Preliminary plat for a 10-lot residential subdivision was submitted to the City on July 12.
- The Planning and Zoning Commission recommended approval of this plat at its August 13 meeting.
- The City Council approved the preliminary plat at its August 19 meeting.
- Construction Plans were submitted on August 27.
- Comments on construction plans returned on September 11.
- Revised construction plans were submitted on September 18
- Construction plans were approved on October 8.
- Plat of survey to convey property to developer was submitted on January 2. This Plat of survey will be reviewed by the Planning Commission on January 15 and the City Council on January 21.

- **Prairie Glynn Plat 2**

- Located east of East Franklin Avenue and North 15th Street.
- Construction plans have been submitted and will be approved once changes are made.

- A second revised preliminary and final plat were submitted on June 5. The Planning and Zoning Commission reviewed the preliminary plat at its July 9 meeting, and the Council approved the preliminary plat at its July 15 meeting.
- **Quail Meadows Townhomes Preliminary Plat**
 - Located on the north side of East Hillcrest Avenue between North 9th Street and the Summerset Trail.
 - Final Plat approved by Council on May 20.
 - Building permits for north side issued on May 23.
 - Site development is taking place and work is progressing.
- **McConnell Subdivision Preliminary Plat**
 - Located west of Meadow Brooke Subdivision located at East 2nd Avenue and South 20th Street.
 - City Council approved on January 22, 2019.
- **Autumn Ridge Subdivision Plat 3**
 - Located north of North O Street and West Kentucky Avenue.
 - City Council approved a Development Agreement on June 17.
 - Staff meet with developer on November 14 to outline utility installs and final approvals.



YOU ARE INVITED!

2nd Annual Indianola Contractors/Developers Breakfast Meeting

Thursday, January 16, 2020

7:00 AM to 8:00 AM

Indianola Activity Center
2204 West 2nd Avenue, Indianola, Iowa

Breakfast will be served

Items to be discussed include:

- Review of 2019 achievements
- Review of proposed updates to building, fire, mechanical, electrical, plumbing & fuel gas code
- Review proposed additions of liquefied petroleum gas, energy conservation & property maintenance codes
- Review of proposed updates to the fee schedule for permit & development applications
- Other upcoming 2020 items

To RSVP, please contact the Indianola Community Development Department at
(515) 961-9430 or by e-mail at comdev@indianolaiowa.gov

by Monday, January 13, 2020