



— PLANNING AND ZONING COMMISSION —

MINUTES OF REGULAR MEETING

January 15th, 2020

5:30 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
Jeremy Pribil
Becky Needles
Joe Butler
Sarah Ritchie
Erin Freeberg

Commission Members Absent: Bob Ormsby

Staff Present: Charlie Dissell, Cortney McAlexander

Public Present: Thomas Biddle 204 E Ashland, Barbara Biddle 904 E Ashland, Jeffery Gaddis (CEC) 2400 86th Suite 12, Urbandale, IA 50322 Bart Young Indianola, IA

Commissioner Farris moved to approve the agenda of the January 15th, 2020 meeting and Commissioner Pribil seconded the motion. On roll call the vote was AYES: Rabe, Farris, Soldwisch, Pribil, Needles, Freeberg, Butler, Ritchie Opposed: None. Whereupon the Chairperson declared the motion carried unanimously.

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

Consider redcommendation 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 Ave

Mr Dissell explained the request and provided an overview
Barbara Biddle 904 E Ashland wanted clarification on why lots were being combined.
Mr Dissell advised her to make it so the garage was on the property
Commission Member Soldwisch asked about the easement impacting access to the road
Mr Dissell stated there would be no issues

Commissioner Farris moved to approve the recommendation for the request from Daniels land Surveying on behalf of William Dickerson Revocable Trust for approval of a Plat of Survey for the property at 913, 915, and 1001 East Ashland Ave Commissioner Soldwisch seconded the motion. On roll call the vote was AYES: Rabe, Farris, Butler, Soldwisch, Pribil, Ritchie, Freeberg NAYS: None. Whereupon the Chairperson declared the motion approved unanimously

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

Mr. Dissell explained the request and provided an overview

Bart Young Indianola, IA stated he is not in favor of construction. He asked who owns the property and how big the property is

Mr Dissell advised Downing owns the property which is 5.7 acres

Jeff Gatis Urbandale, IA stated the property is owned by Downing and will transfer to Dillgent possibly to build homes

Commissioner Pribil moved to approve the recommendation for the request Civil Engineering Consultants, Inc on behalf of Peoples 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 Commissioner Freeberg 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

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 the North 100' and except Parcel E, in Section 18, Township 76 North, Range 23 West of the 5th PM, Warren County, Iowa. From the R-3, Mixed-Residential Zoning District to the C-2 Highway Commercial Zoning District.

Mr. Dissell explained the request and provided an overview

Commissioner Needles moved to approve 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 the North 100' and except Parcel E, in Section 18, Township 76 North, Range 23 West of the 5th PM, Warren County, Iowa. From the R-3, Mixed-Residential Zoning District to the C-2 Highway Commercial Zoning District Commissioner Farris 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

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

Mr. Dissell explained the request and provided an overview

Commissioner Farris asked for clarification

Mr. Dissell explained that they were considering lowering or raising the amount of commission members but have agreed to keep the amount the same

Commissioner Farris moved to 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 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

Election of 2020 Officers

Mr. Dissell explained, and everyone discussed Commissioner Rabe as chair and Misty Soldwisch as vice chair

Commissioner Ritchie moved to approve this motion 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

Commissioner Ritchie moved to adjourn the meeting and Commissioner Butler seconded. Meeting was adjourned at 5:52pm.



Josh Rabe, Chairperson



Charlie Dissell, Director of Community Development