



**PLANNING AND ZONING COMMISSION**

**MINUTES OF REGULAR MEETING**

January 8, 2019

6:00 P.M.

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

Joe Butler  
Al Farris  
Ron Fridley  
Becky Needles  
Bob Ormsby  
Jeromy Pribil  
Josh Rabe  
Sarah Ritchie  
Misty Soldwisch

Commission Members Absent: Erin Freeburg

Staff Present: Charlie Dissell, Kristin Brekelmans

Public Present: Melissa Hills, Matt Steding, James McConnell, Larry McConnell, Ross McConnell, Eric Cannon, Tim Dingman, Jake Doering, Bill Krempasky, Todd & Karen Groat, Wanda Spiker

The minutes of the December 11, 2018 meeting were approved on a motion made by Commissioner Rabe and seconded by Commissioner Farris. Question was called for and on voice vote, Chairperson Butler declared the motion carried unanimously.

**Consider request from Snyder and Associates for Preliminary Plat approval of the McConnell Subdivision**

Charlie Dissell presented the request to the Commission. Staff recommends approval of the McConnell Subdivision Preliminary Plat, with the condition that the following items on the preliminary plat be updated prior to review by the Council (unless noted otherwise): (1) staff and developer work together to tie the future Lot Nine together with the existing lot, prior to final plat approval, so they can never be sold separately, (2) the proposed sanitary sewer line be routed around the dry detention basin, and the preliminary plat be updated prior to review by the Council, and (3) a minimum 85' diameter temporary cul-de-sac be installed at the west end of the East 1<sup>st</sup> Avenue.

Eric Cannon, with Snyder & Associates, agrees with Staff's recommendations, except for the request for a sanitary sewer line to be routed around the dry detention basin. Mr. Cannon noted this would create a financial burden (\$35K-\$40K) for only eight parcels being developed.

Discussion between the Commission and Mr. Cannon regarding the sanitary sewer continued.

Chairperson Butler asked if there were any further questions or comments to be made. Hearing none, Chairperson Butler called for a motion.

Motion was made by Commissioner Rabe to approve the McConnell Subdivision Preliminary Plat with the following conditions: (1) Staff and developer work together to tie the future Lot 9 together with the existing lot, prior to final plat approval, so they can never be sold separately, and; (2) a minimum 85' diameter temporary cul-de-sac be installed at the west end of the East 1<sup>st</sup> Avenue, and the preliminary plat be updated prior to review by the Council. This motion was seconded by Commissioner Farris.

Question was called for and on voice vote, Chairperson Butler declared the motion carried unanimously with nine ayes and 0 nays.

**Consider request from Civil Engineering Consultants, Inc., on behalf of Doering Properties, LLC for Preliminary Plat and Site Plan approval of the Quail Meadows Townhomes**

Charlie Dissell presented the request to the Commission. Mr. Dissell stated that staff recommends approval of this request with the condition that a variance be granted for the design standards of Section 170.13(5) regarding the depth to width ratio of lots, and that the other items noted in the memo are resolved prior to Council reviewing the preliminary plat and site plan. Mr. Dissell noted that most of the other items noted have been resolved by the applicant, but revisions were not received in enough time to get the updated plat and site plan to the Commission.

Melissa Hills, with Civil Engineering Consultants, discussed the plan for utility easements on the Summerset Trail and responded to all review comments and concerns regarding the plat and site plan.

Commission members discussed the change in the existing berm on the west side of the property with Ms. Hills. Other items discussed included the addition of buffer trees and shrubs, depth to width ratios and the options of waivers or requests for variances, square footage and trail easements.

Wanda Spiker, 2000 N 9<sup>th</sup> Street, Indianola, IA, stated her questions and concerns for this site plan and preliminary plat. Ms. Spiker asked for clarification of where the development is in reference to the existing pond and the berm. Ms. Hills responded to Ms. Spiker and showed on the preliminary plat where the property would be located and the distance from the berm and the pond. Buffers were discussed including the variety of trees and quantity.

Commissioner Farris asked if each unit would be sold or rented. Jake Doering, of Doering Properties, stated that each unit would be sold, not rented.

Bill Krempasky, 2106 N 9<sup>th</sup> Street, Indianola, IA, stated his concerns for the storm water run off and detention pond. Mr. Krempasky asked if this property would be held under the same covenants as the existing Qual Meadows properties. Mr. Krempasky questioned how this would help with existing issues they are having regarding the flooding of properties from the over flow of the pond. Mr. Krempasky stated concerns for adding additional property draining to this pond, and the effect it would have on capacity the pond could hold or damage to those at a lower slop to the pond.

Ms. Hills showed swale plans on the preliminary plat to Mr. Krempasky.

Discussion between Commission members continued regarding the swale and possible build up in the pond along with resolution options in the future.

Ms. Spiker questioned whether the neighbors would still be able to have access to the pond for fishing and recreation. Ms. Spiker was directed to discuss those questions with the owner of the pond as the Commission does not have authority to grant or force access.

Karen Groat, 2104 N 9<sup>th</sup> Street, Indianola, IA, stood to speak to the Commission, stating the pond has gone out of its banks twice within the last 12 months. Ms. Groat stated the intake volume is greater than its output volume. Ms. Groat asked that it is evaluated to assure that she does not lose any yard.

Mr. Krempasky spoke to the intake of the pond, noting settlement buildup found near the banks. Mr. Krempasky asked to have that considered during the review of the pond.

Chairperson Butler asked if there were any further questions or comments to be made. Hearing none, Chairperson Butler called for a motion.

Motion was made by Commissioner Rabe to approve the preliminary plat and site plan of Quail Meadows Townhomes, recommending approval of a variance for the design standards of Section 170.13(5) regarding the required depth to width ratio of lots, and with the conditions that all staff comments in the memo are resolved and that a condition to be added requiring overflow calculations be completed. This motion was seconded by Commissioner Ormsby. Question was called for, and on voice vote Chairperson Butler declared the motion carried unanimously with nine ayes and zero nays.

**Consider request from the Gilbert Johan Wigeland and Becky Sue Wigeland Trust and the City of Indianola for a vacation and conveyance of the north and south alley lying between 203 and 209 West Second Avenue**

Charlie Dissell presented the request to the Commission. Mr. Dissell stated this is part of a D & D property sale and that Staff recommends approval of this vacation of alley.

Chairperson Butler asked if there were any further questions or comments to be made. Hearing none, Chairperson Butler called for a motion.

Motion was made by Commissioner Farris to approve the vacation and conveyance of the north and south alley lying between 203 and 209 West Second Avenue. The motion was seconded by Commissioner Soldwisch. Question was called for, and on voice vote Chairperson Butler declared the motion carried unanimously with nine ayes and zero nays.

**Other Business**

Charlie Dissell provided updates regarding current projects, permit numbers, the proposed Highway 92 four to three lane conversion, Square Streetscape and Comprehensive Plan update RFP proposals, sump pump drainage issues, and the upcoming contractors breakfast event. Mr. Dissell reminded members of the Commission that the election of officers will be done during its next meeting.

Kristin Brekelmans advised Commission members that building permit end of year totals and percentages were corrected and were attached to the packet for review.

Meeting adjourned on a motion by Commissioner Ritchie and seconded by Commissioner Needles.

  
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Joe Butler, Chairperson

  
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Charlie Dissell,  
Director of Community & Economic Development