



PLANNING AND ZONING COMMISSION

MINUTES OF PLANNING AND ZONING MEETING

April 21st, 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 (via Zoom)

Misty Soldwisch (via Zoom)

Jeromy Pribil (via Zoom)

Joe Butler (via Zoom)

Sarah Ritchie (via Zoom)

Erin Freeberg (via Zoom)

Bob Ormsby (via Zoom)

Commission Members Absent: Becky Needles

Staff Present: Charlie Dissell, Cortney Marmon

Public Present: Mindy Moore of Snyder & Associates, Brent K. Culp of Snyder & Associates, Ted Grob, Edward H. Arp of Civil Engineering Consultants Inc., Jeffrey A. Gaddis of Civil Engineering Consultants, Inc, Ross Dale 615 E Scenic Valley, Branden Stubbs (representing DR Horton), Barry Accountius of Woda Cooper Development, Inc., Nick Surak of Woda Cooper Development, Inc.

Commissioner Farris moved to approve the agenda of the April 21st, 2020 meeting and Commissioner Soldwisch seconded the motion. On roll call the vote was AYES: was AYES: Rabe, Farris, Soldwisch, Pribil, Ormsby, Butler, Ritchie Opposed: None. Whereupon the Chairperson declared the motion carried unanimously.

Commissioner Butler moved to approve the minutes of the March 10th, 2020 and Commissioner Soldwisch seconded the motion. On roll call the vote was AYES: was AYES: Rabe, Farris, Soldwisch, Pribil, Ormsby, Butler, Ritchie Opposed: None. Whereupon the Chairperson declared the motion carried unanimously.

Old Business- Consider Recommendation on Elevate Indianola, a Comprehensive Plan Update Prepared with the Citizens of Indianola.

Mr. Dissell provided an overview

Chairperson Rabe provided the opportunity for questions

Commissioner Farris asked for clarification on pages 51-57 regarding future land use

Mr. Dissell stated its a fluid document and changes can be made

Commissioner Farris stated he was surprised about the table listed on page 70, wanted to know if the houses under 200k listed were normal compared to other areas

Ms. Moore stated other counties were similar, but she wouldn't want to call one normal or not normal

Commissioner Farris moved to approve the recommendation on Elevate Indianola, a Comprehensive Plan Update Prepared with the Citizens of Indianola. Commissioner Ritchie seconded the motion. On roll call the vote was AYES: Rabe, Farris, Butler, Soldwisch, Pribil, Ritchie, Ormsby, Freeberg NAYS: None. Whereupon the Chairperson declared the motion approved unanimously

Consider recommendation on request from Brent K. Culp of Snyder & Associates, Inc. for approval of a Preliminary Plat for Treeline Plat 1

Mr. Dissell provided an overview

Commissioner Ormsby wanted to know if they can remove trees/add trees

Mr. Dissell said it can be recommended to council if they want a buffer yard

Commissioner Butler wanted to a general idea of what the land could be used as in the future, also wanted to know if lots 27a and be and 26 a and b were the duplex lots and if so if the side yard setbacks are 8 feet

he stated they were only 42- and 43-foot lots

Mr. Dissell stated that the middle line between 26 a and b would be a zero-lot line, provided an overview of what the land could be used for future use for M1

Commissioner Butler stated he could see the land being redeveloped in the future

Ross Dale 615 E Scenic Valley wanted to know, regarding density, are there minimums regarding units per acre

Mr. Dissell stated no but there are recommendations

Mr. Dale wanted to know how to lots are measured, from what point

Mr. Dissell stated typically one foot from the sidewalk

Commissioner Soldwisch moved to approve the request from Brent K. Culp of Snyder & Associates, Inc. for approval of a Preliminary Plat for Treeline Plat 1 Commissioner Ormsby seconded the motion. On roll call the vote was AYES: Rabe, Farris, Butler, Soldwisch, Pribil, Ritchie, Ormsby, Freeberg NAYS: None. Whereupon the Chairperson declared the motion approved unanimously

Consider recommendation on request from Jon F. and Mary Hellen Peterson for an Annexation into the City of Indianola.

Mr. Dissell provided an overview

Chairperson Rabe stated that there was one letter of public comment from Matt and Jessica Sandford

Commissioner Ormsby wanted to know what in the future would cause us to want to force annexation on the property

Mr. Dissell said we would not want to do that, and it rarely happens, we are looking at development with a landowner or developer comes forward

Commissioner Freeberg wants to know if there's a timeline for when a property is annexed for progress to occur

Mr. Dissell said no timelines

Commissioner Pribil moved to approve the request from Jon F. and Mary Hellen Peterson for an Annexation into the City of Indianola. Commissioner Ritchie seconded the motion. On roll call the vote was AYES: Rabe, Farris, Butler, Soldwisch, Pribil, Ritchie, Ormsby, Freeberg NAYS: None. Whereupon the Chairperson declared the motion approved unanimously

Consider recommendation on request from the Edward H. Arp of Civil Engineering Consultants Inc. to rezone a parcel of land in the NE ¼ of the SE ¼ and the SE ¼ of the NE ¼ of Section 36, Township 76 North, Range 24 West Of The 5th P.M., City of Indianola, Iowa, from A-1, Agricultural Zoning District to A-2 Mixed Agricultural Zoning District.

Mr. Dissell provided an overview

Commissioner Butler moved to approve the request from the Edward H. Arp of Civil Engineering Consultants Inc. to rezone a parcel of land in the NE ¼ of the SE ¼ and the SE ¼ of the NE ¼ of Section 36, Township 76 North, Range 24 West Of The 5th P.M., City of Indianola, Iowa, from A-1, Agricultural Zoning District to A-2 Mixed Agricultural Zoning District Commissioner Soldwisch seconded the motion. On roll call the vote was AYES: Rabe, Farris, Butler, Soldwisch, Pribil, Ritchie, Ormsby, Freeberg NAYS: None. Whereupon the Chairperson declared the motion approved unanimously

Consider recommendation on request from Jeffrey A. Gaddis of Civil Engineering Consultants, Inc for approval of a Plat of Survey for a parcel of land in the NE ¼ of the SE ¼ and the SE ¼ of the NE ¼ of Section 36, Township 76 North, Range 24 West Of The 5th P.M., City of Indianola, Iowa.

Mr. Dissell provided an overview

Commissioner Farris moved to approve the request from Jeffrey A. Gaddis of Civil Engineering Consultants, Inc for approval of a Plat of Survey for a parcel of land in the NE ¼ of the SE ¼ and the SE ¼ of the NE ¼ of Section 36, Township 76 North, Range 24 West Of The 5th P.M., City of Indianola, Iowa. Commissioner Butler seconded the motion. On roll call the vote was AYES: Rabe, Farris, Butler, Soldwisch, Pribil, Ritchie, Ormsby, Freeberg NAYS: None. Whereupon the Chairperson declared the motion approved unanimously

Consider recommendation on request from Josh Moulton of DR Horton for approval of a Proposed Development Plan and to rezone a parcel of land in the SE ¼ of the SW ¼ of Section

Mr. Dissell provided an overview

Commissioner Pribil wanted to know if when going from r3 to r5 if there is a precedence as to why you would do that Mr. Dissell stated with the lot being narrow it would be needed, stated Heritage Hills is zoned r5 but this type of lot size is not the same as any of the city, it does, however meet the density standards of the comp plans

Commissioner Farris wanted clarification on the 5000 sq. ft minimum, said he doesn't see any of the lots that are proposed below 6000 sq. ft

Mr. Stubbs representing Dr Horton stated that was just to be conservative in case they had to make a smaller lot, but the plan is the move forward with the 6000 sq. ft lots, everything on the east and west will have to be over 7000 sq. ft Commissioner Farris wanted to know if we were to approve with 5000 sq. ft min would this be setting a new smaller lot size for the future

Mr. Dissell said it would be on a case by case basis

Chairperson Rabe wanted to know if there was anything preventing us making a recommendation to approve larger lot sizes

Mr. Dissell said no it can be modified

Chairperson Rabe wanted to know what the landscaping requirements would be or if it would be different that what's required for any other developments

Mr. Dissell said it would be the same requirements to his knowledge

Mr. Stubbs stated there would be a landscape buffer and requirements would be listed on next submittal

Commissioner Butler stated N 7th street jog going up then straight back down will cause smaller lots sizes and could cause excess traffic and congestion

Mr. Dissell said he thinks something might not be lining up correctly and is waiting to see if they can get the jog off N 7th lined up but hasn't received final review back on that

Commissioner Farris stated he had concerns about open space and thinks it needs to be considered, stated page 51 of the comp plan shows there's a need for a park in this area

Mr. Dissell said he thought that the park space for this area was to the south

Commissioner Soldwisch wanted to know what kind of consideration needs to be made, there will be access to Summerset trail

Commissioner Farris stated Dayton park was too far away

Commissioner Soldwisch wanted to know if Commissioner Farris thought this was cost prohibitive on a 17-acre lot

Commissioner Farris stated he thinks the developer is ignoring the open space requirement

Commissioner Ormsby stated r5 intent is to permit an innovative design concept resulting in a better use of the land while adhering to quality of life, he stated developer is pushing for r5 but hasn't shown what they will do as for as innovative landscaping

Mr. Stubbs stated DR Horton has been doing the same concept of smaller lots all over the metro, has submitted the same packet throughout cities, people are wanting smaller lots to get a more affordable home, to make this work financially they need these size of lots, most cities have been for it, some haven't and in the case where they haven't been for it DR Horton has moved on, not able to do 7200 sq. feet lots, but they are up for more landscaping suggestions
Chairperson Rabe wanted to know if there is any consideration for betterment of the area as per the r5 guidelines as far as landscaping

Mr. Stubbs wanted to know if the city would purchase the park if one was put there or would this just be open space

Mr. Dissell said they'd have to investigate that

Mr. Stubbs stated that DR Horton would say they are bringing lots of families to the area, tax incentives etc., more so than a park

Commissioner Soldwisch stated it would create an area for affordable housing

Commissioner Ritchie stated she agrees with Commissioner Soldwisch and it's a great location right by the YMCA and the trails, there is access to green space

Commissioner Butler stated he was surprised by how many lots are over 7200 sq. feet already per the plan layout stated he thinks we could lose one lot off each row and still be within R3 guidelines, doesn't see the purpose of going to R5 when R3 can be met

Mr. Stubbs stated req is for 60-foot lots these are 50 ft lots

Commissioner Farris said page 70 of the comp plan states we don't need any more lower level affordable housing

Commissioner Soldwisch stated these houses would be over 200k

Chairperson Rabe stated these are different types of homes altogether

Commissioner Soldwisch stated these are new affordable homes versus much older homes that are affordable

Ross Dale 615 E Scenic Valley, representing homeowner's association at Summercrest Hills, opposed to his plan because of concerns with the unity and consistency of neighborhood, this development would bring in a different configuration and clientele as well as more traffic, also concerns about green space not being enough

stated about 12 lots that don't meet set back requirements, would like to see plans of what is going to be built, slab grade homes are inconsistent with homes in the area, risk of the buyer also needs to be considered

Commissioner Ormsby wanted to know if an r3 scheme is a possibility

Mr. Stubbs said they would lose about 20 percent of the lots, the price points on the homes will be 240-260k

stated a lot less dense than if there were townhomes or duplexes since they are doing a single-family product

Chairperson Rabe said he wanted to amend to minimum being 6000 minimums

Mr. Stubbs said that wouldn't be an issue

Chairperson Rabe stated that 40 of the lots are already over 7200 sq. ft only be the loss of the units under 7200

Mr. Dissell asked if we could hit min lot size for r3 and not the width

Commissioner Soldwisch wants to know how this would set a precedent if we approved a smaller width on this land

Commissioner Butler said because it's not impossible to develop this land as r3, if we approve then we have no leg to stand on for another r3 area wanting to be rezoned as r5

Commissioner Freeberg wanted to know at what point in the process does evaluating the use of the land or the design standards come into play

Mr. Dissell wanted clarification, was she asking what the homes would look like

Commissioner Freeberg stated yes that and the landscaping

Mr. Dissell stated he would recommend moving forward with conditions of needing to see what landscaping would look like but there is nothing in place yet for what the homes look like, the hope would be as it moves forward with council to look at zoning standards etc. to include what the homes would look like

Mr. Stubbs stated he could send over elevations of what the homes would look like then discuss at prelim plat

Mr. Dissell stated at that point it would be more of a feel-good thing

Commissioner Ritchie said we have never required elevations of homes before

Chairperson Rabe provided a recap of the options

Commissioner Ritchie asked for clarification on what recommendation would be if they said yes

Chairperson Rabe said 7200 sq. ft for lot on inside, dev asked for 5000 sq. ft min on rest of lots, can make recommendation to increase to 6000 or just make the whole thing r3 compliant so 7200 sq. ft

Commissioner Butler moved to recommend that Indianola Planning and Zoning Commission recommends the rezoning request and development plan be approved, with conditions that:

1. The development plan be updated to show minimum setbacks of 25 feet in the front, 30 feet in the rear, and 8 feet on the sides, plus a minimum lot area of 7,200 square feet for lots that are adjacent to the boundaries of the existing lot.
2. The development plan be updated to include landscaping standards that will be included for each lot, as well as perimeter landscaping that will be included along the south side of the development.
3. The development plan be amended to state minimum lots sizes will be 6,000 square feet
4. The development is restricted to single-family lots.

Commissioner Ormsby seconded the motion. On roll call the vote was AYES: Rabe, Butler, Soldwisch, Ormsby, Ritchie, Needles, Freeberg. NAYS: Farris. Whereupon the Chairperson declared the motion approved.

Consider recommendation on request from Barry Accountius of Woda Cooper Development, Inc. to rezone property located on Outlot X of the Replat of the Hillcrest Industrial Park Plat 1, except Parcels B & C, from the M-2 General Industrial Zoning District to the R-4, Multiple Family (Residential) Zoning District.

Mr. Dissell provided an overview

Commissioner Soldwisch recused from voting

Mr. Dissell discussed traffic study done in that area of town

Commissioner Butler stated it is always challenging transitioning from one zoning district to next and this would be a good solution to that

Barry Accountius introduced himself and stated he's excited about building in Indianola

Chairperson agreed this is a nice use of buffering

Commissioner Ormsby moved to approve the request from Barry Accountius of Woda Cooper Development, Inc. to rezone property located on Outlot X of the Replat of the Hillcrest Industrial Park Plat 1, except Parcels B & C, from the M-2 General Industrial Zoning District to the R-4, Multiple Family (Residential) Zoning District. Commissioner Butler seconded the motion. On roll call the vote was AYES: Rabe, Farris, Butler, Pribil, Ritchie, Ormsby, Freeberg NAYS: None. Whereupon the Chairperson declared the motion approved unanimously

Comments:

Commissioner Butler wanted to know if public comments could be sent out altogether per agenda item
Mr. Dissell said he was trying to spread it out a little but can send them all as one package
Mr. Dissell stated all reports are included and that we had an excellent month in March, and regardless of pandemic the housing market is staying strong
Mr. Dissell noted the ISU workshops have gone to Webinars, so Commissioners can now do any of those dates
Mr. Dissell noted that tomorrow Administrative Professional's Day, and thanked Ms. Marmon for her service to the Commission.

Commissioner Ormsby moved to adjourn the meeting and Commissioner Ritchie seconded. Meeting was adjourned at 8:23pm.



Josh Rabe, Chairperson



Charlie Dissell, Director of Community Development