

POLK COUNTY ZONING COMMISSION
MEETING MINUTES

The Polk County Zoning Commission held their regularly scheduled meeting on Monday, August 23, 2021 at 7:08 P.M. in Conference Room A of the Polk County Public Works Department, Planning & Development Division, 5885 NE 14th Street, Des Moines, Iowa. A virtual attendance option was also provided per the instructions contained on the final meeting agenda.

- A) Roll Call - Members Present: Frank Steinbach, Merle Hicks, Pennie Carroll, and Kelly Garoutte.
Absent: Michael Fairchild and Maryfrances Evans.

Present from the Polk County Public Works Department: Bret VandeLune, Planning and Development Manager, Brian McDonough, Land Use Planning Coordinator, Jennifer Ellison, Planner, Chris Meeks, Planner, Seth Cloe, Planning Intern and Ashley Davidson, Recording Secretary.

- B) Acceptance of the June 28, 2021 meeting minutes:

Motion was made by Hicks and seconded by Garoutte to **approve** the minutes as presented.

Vote: Yea: Steinbach, Hicks, Carroll, and Garoutte. Nay: None. Abstain: None. Absent: Fairchild & Evans.

- C) Advertised Public Hearings: None

- D) Unfinished Business: None

- E) Consent – New Business:

Item 1. 2021-10694 The Reserve at Rock Creek

Major Preliminary Plat proposes a total of 18 single-family residential lots, two (2) outlots and two (2) street lots on approximately 41.96 acres zoned “RR” Rural Residential District and “LDR” Low Density Residential District. The subject property consists of five (5) total tax parcels, including the existing addresses of 2900 and 2906 NW 82nd Avenue, 8125 NW 28th Court and 8068 NW 27th Court, all within Section 28 of Crocker Township.

A motion was made by Hicks and seconded by Garoutte to **approve** the Consent New Business item – The Reserve at Rock Creek – in accordance with Staff’s recommendation.

Vote: Yea: Steinbach, Hicks, Carroll, and Garoutte. Nay: None. Abstain: None. Absent: Fairchild & Evans.

- F) Action Items – New Business:

Item 1. 2021-10341 Autumndale

Major Preliminary Plat proposes 180 residential lots, one (1) non-residential lot, five (5) outlots and future street lots on approximately 164.66 acres zoned “MDR” Medium Density Residential District.

The subject property is a portion of the existing Toad Valley Golf Course, being located approximately one-half (½) mile south of NE University Avenue (Hwy 163) on the east side of NE 80th Street near the intersection with Spring Creek Drive, within Section 6 of Fourmile Township.

Let the record show that Wally Pelds with Pelds Design Services, 2323 Dixon St, Des Moines, Iowa, was present to represent the Major Preliminary Plat.

Brian McDonough gave the staff presentation and recommendation.

Let the record show that no one from the general public was present in support of, or in opposition to, this item.

After the staff presentation and discussion between the commissioners, a motion was made by Hicks and seconded by Garoutte to **approve** the Major Preliminary Plat of Autumndale in accordance with Staff's recommendation, and including a condition that a neighborhood access plan be provided by the developer.

Vote: Yea: Steinbach, Hicks, and Garoutte. Nay: None. Abstain: Carroll. Absent: Fairchild & Evans.

Item 2. 2021-10663 Cass Acres Plat 1

Major Preliminary Plat proposes a total of four (4) single-family residential lots and one (1) outlot on approximately 9.5 acres of land zoned "LDR" Low Density Residential District. The subject property is addressed as 5770 SE 14th Place, and is located approximately 620-feet East of the intersection of SE 14th Place and SE 55th Street, within Section 10, Fourmile Township.

Let the record show that Vic Piagentini with Associated Engineering Company of Iowa, 1830 Princeton Dr. Ste M, Grimes, Iowa, was present to represent the Major Preliminary Plat.

Chris Meeks gave the staff presentation and recommendation.

Let the record show that no one from the general public was present in support of, or in opposition to, this item.

After the staff presentation and discussion between the commissioners, a motion was made by Hicks and seconded by Carroll to **approve** the Major Preliminary Plat of Cass Acres Plat 1 in accordance with Staff's recommendation.

Vote: Yea: Steinbach, Hicks, Carroll, and Garoutte. Nay: None. Abstain: None. Absent: Fairchild & Evans.

Item 3. 2021-10664 Fox Ridge Plat 1

Major Preliminary Plat proposes a total of four (4) single family residential lots on approximately 27.76 acres zoned "ER" Estate Residential District. The subject property is located south and southeast of the NE 82nd Avenue and NE Santiago Drive T-intersection, within Section 26 of Franklin Township.

Let the record show that Vic Piagentini with Associated Engineering Company of Iowa, 1830 Princeton Dr. Ste M, Grimes, Iowa, and Daryl Bailey, 10591 NE 82nd Ave, Bondurant, Iowa, were present to represent the Major Preliminary Plat.

Jennifer Ellison gave the staff presentation and recommendation.

Let the record show that no one from the general public was present in support of, or in opposition to, this item.

After the staff presentation and discussion between the commissioners, a motion was made by Hicks and seconded by Carroll to **approve** the Major Preliminary Plat of Fox Ridge Plat 1 with conditions in accordance with Staff's recommendation.

Vote: Yea: Steinbach, Hicks, Carroll, and Garoutte. Nay: None. Abstain: None. Absent: Fairchild & Evans.

Item 4. 2021-10683 Springer Hills Plat 2

Major Preliminary Plat proposes a total of five (5) single family residential lots on approximately 9.81 acres zoned "RR" Rural Residential District. The subject property is located southeast of the SE 6th Avenue and SE 92nd Street intersection, within Section 8 of Camp Township.

Let the record show that Shane Devick with Civil Engineering Consultants Inc., 2400 86th St, Urbandale, Iowa, was present to represent the Major Preliminary Plat.

Jennifer Ellison gave the staff presentation and recommendation.

Let the record show that no one from the general public was present in support of, or in opposition to, this item.

After the staff presentation and discussion between the commissioners, a motion was made by Carroll and seconded by Garoutte to **approve** the Major Preliminary Plat of Springer Hills Plat 2 in accordance with Staff's recommendation.

Vote: Yea: Steinbach, Hicks, Carroll, and Garoutte. Nay: None. Abstain: None. Absent: Fairchild & Evans.

G) Discussion – New Business: None

H) Public Comments: None

I) Report from the Zoning Administrator:

Bret Vandelune reiterated that the county continues to manage land use to include streets to create developments versus land locking large parcels or creating flag lots. Bret also provided an update regarding the status of the 2050 Comprehensive Plan. The public input phase provided low participation as the ability to hold public meetings was limited due to Covid-19. He also addressed the use of consent agreements with approvals and their length of validity. He was asked to see if

they could be made perpetual. Bret also addressed the questions in regards to other cities and their annexations.

J) Adjournment

Chairperson Steinbach adjourned the meeting until the next scheduled Zoning Commission meeting on September 27, 2021.