

POLK COUNTY ZONING COMMISSION  
MEETING MINUTES

The Polk County Zoning Commission held their regularly scheduled meeting on Tuesday, December 27, 2022 at 7:00 P.M. in Conference Room A of the Polk County Public Works Department, Planning & Development Division, 5885 NE 14<sup>th</sup> 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: Michael Fairchild, Merle Hicks, Kelly Garoutte, Maryfrances Evans, Pennie Carroll and Absent: Frank Steinbach. Commissioners Evans and Carroll attended the meeting virtually via Zoom with voice and video.

Present from the Polk County Public Works Department: Bret VandeLune, Planning & Development Manager, Tommy Howard, Planner and Chris Meeks, Planner.

- B) Acceptance of the November 28, 2022 meeting minutes:

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

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

- C) Advertised Public Hearings: None.

- D) Unfinished Business: None

- E) Consent – New Business: None

- F) Action Items – New Business:

**Item 1. 2022-12308 Aurora Avenue Bible Church Plat 1**

Major Preliminary Plat proposes one (1) single-family residential lot and one (1) indoor institutional lot on approximately 1.52 acres zoned “MDR” Medium Density Residential District. The subject property is located at 45 NW Aurora Avenue, Des Moines, being approximately 335-feet east of the intersection of NW 2<sup>nd</sup> Street and NW Aurora Avenue, within the NW ¼ of Section 23, Saylor Township.

Tommy Howard gave the staff presentation and recommendation.

Let the record show that Vic Piagentini with Associated Engineering Company of Iowa, 1830 SE Princeton Dr Suite M, Grimes, IA 50111, was present to represent this item.

After the staff presentation, applicant representative introduction and questions followed by discussion among the Commissioners, a motion was made by Hicks and seconded by Garoutte to **approve** the Preliminary Plat of Aurora Avenue Bible Church Plat 1 in accordance with staff’s recommendation.

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

**Item 2. 2022-12321 Heartland LM Kellogg Plat 1**

Major Preliminary Plat proposes two (2) single-family residential lots on approximately 12.62 acres zoned "ER" Estate Residential District. The subject property is currently addressed as 8190 NE 109<sup>th</sup> Street, Mitchellville, and is located approximately at the Southwest corner of the intersection of NE 82<sup>nd</sup> Avenue and NE 109<sup>th</sup> Street, within the South ½ of Section 26, Franklin Township.

Chris Meeks gave the staff presentation and recommendation.

Let the record show that Vic Piagentini with Associated Engineering Company of Iowa, 1830 SE Princeton Dr Suite M, Grimes, IA 50111, was present to represent this item.

After the staff presentation, applicant representative introduction and questions followed by discussion among the Commissioners, a motion was made by Hicks and seconded by Carroll to **approve** the Preliminary Plat of Heartland LM Kellogg Plat 1 in accordance with staff's recommendation.

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

C) Unfinished Business: None

F) Action Items – New Business: None

G) Discussion – New Business: None

H) Public Comments: None

I) Report from the Zoning Administrator: Bret VandeLune gave a brief update about upcoming ordinance recommendations for Solar and Wind and other renewable energy projects.

J) Adjournment:

A motion was made by Garoutte and seconded by Hicks to adjourn.

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