

POLK COUNTY ZONING COMMISSION  
MEETING MINUTES

The Polk County Zoning Commission held their regularly scheduled meeting on Monday November 22, 2021 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, Pennie Carroll, Maryfrances Evans, and Kelly Garoutte. Absent: Frank Steinbach.

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

- B) Acceptance of the October 25, 2021 meeting minutes:

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

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

- C) Advertised Public Hearings:

**Item 1. 2021-11010 Rezoning Petition – 1.31 acres located at 4600 NW 51st Street, Des Moines, being located on the north side of Meredith Drive between NW 51st Street and NW 52nd Street, Section 18 of Township 79 North, Range 24 West of the 5th P.M. (Webster Township).**

**Petitioner:** Eric Quiner (Prospective Buyer), 4840 NW Piekenbrock Drive, Des Moines, IA 50310, with consent from Meredith Drive Reformed Church (Property Owner), 10025 NW 62nd Avenue, Johnston, IA 50131.

**Request:** Comprehensive Plan and Zoning Map Amendment to change the Future Land Use Map classification from Institutional to Neighborhood Commercial, and to change the Zoning Map from the “LDR” Low Density Residential District to the “NB” Neighborhood Business District.

Brian McDonough gave the staff presentation and recommendation.

Let the record show that Eric Quiner, 4840 NW Piekenbrock Drive, Des Moines, IA 50310, was present to represent the item.

Let the record show that a total of 108 notices were mailed to property owners within 500 feet of the subject property. To-date staff has received two (2) responses in support and one (1) in opposition of the request. No other members of the public were present in support or opposition of the item.

After the staff presentation and discussion between the commissioners, a motion was made by Hicks and seconded by Evans to **approve** the requested Comprehensive Plan and Zoning Map Amendment to change the Future Land Use Map classification from Institutional to Neighborhood Commercial, and to change the Zoning Map from the LDR” Low Density Residential District to the “NB” Neighborhood Business District, as recommended by staff, including the following condition of approval:

1. The Commercial uses allowed within the “NB” Neighborhood Business District, as listed in Article 4, Division 2, Table 4.1 – Table of Uses within the Polk County Zoning Ordinance, are restricted to the following uses only. All other non-commercial uses allowed within the “NB” Neighborhood Business District are permitted as noted in Table 4.1.

Commercial Uses Permitted:

- a. Commercial Retail
- b. Services
- c. Office

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

- D) Unfinished Business: None
- E) Consent – New Business: None
- F) Action Items – New Business:

**Item 1. 2021-10541 Bauer Heights Plat 4**

**Major Preliminary Plat proposes two (2) single-family residential lots, two (2) outlots and one (1) street lot on approximately 14.24 acres zoned “ER” Estate Residential District. The subject property is located at the southern terminus of NE 36th Court in Berwick, being located northeast of the intersection of NE 54th Avenue and NE Berwick Drive, within Section 8 of Delaware Township.**

Brian McDonough gave the staff presentation and recommendation.

Let the record show that Jason Ledden with Snyder & Associates, Inc., 2727 SW Snyder Blvd, Ankeny, IA 50023, was present to represent this item.

After the staff presentation and discussion between the Commissioners, a motion was made by Carroll and seconded by Evans to **approve** the Preliminary Plat of Bauer Heights Plat 4 in accordance with Staff’s recommendation, including the requested flag lot waivers from the Subdivision Ordinance.

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

**Item 2. 2021-10922 – Ironwood Heights**

**Major Preliminary Plat proposes a total of 16 single-family residential lots and one (1) street lot on approximately 26.41 acres zoned “RR” Rural Residential District. The subject property is addressed as 7702 NW 37th Street, Ankeny, and is located approximately one (1) mile southwest of the intersection of NW 84th Avenue and NW 35th Street (Hwy 415), within Section 32 of Crocker Township.**

Brian McDonough gave the staff presentation and recommendation.

Let the record show that Mark McMurphy and Hemant Bhanot with Abaci Consulting, Inc., 3000 SE Grimes Blvd Ste 800, Grimes, IA 50111, were present to represent this item.

After the staff presentation and discussion between the Commissioners, a motion was made by Carroll and seconded by Evans to **approve** the Preliminary Plat of Ironwood Heights in accordance with Staff's recommendation, including the requested cul-de-sac length waiver from the Subdivision Ordinance.

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

**Item 3. 2021-10980 – Fox Ridge**

**Major Preliminary Plat proposes a total of four (4) single-family residential lots, one (1) outlot and one (1) street lot on approximately ten (10) acres zoned "RR" Rural Residential District. The subject property is located at the northwest corner of the T-intersection of SE 13<sup>th</sup> Avenue and SE 88<sup>th</sup> Street, Section 7 of Camp Township.**

Brian McDonough gave the staff presentation and recommendation.

Let the record show that Emily Harding with Civil Design Advantage, 3405 SE Crossroads Dr Suite G, Grimes, IA 50111, was present to represent this item.

After the staff presentation and discussion between the Commissioners, a motion was made by Hicks and seconded by Evans to **approve** the Preliminary Plat of Fox Ridge in accordance with Staff's recommendation, including the requested block length waiver from the Subdivision Ordinance.

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

G) Discussion – New Business: None

H) Public Comments:

Commissioner Hicks inquired about the focus of the Broadway Corridor regarding the car dealerships. Bret stated that it would be addressed by code enforcement. Also he stated that the development of the corridor would hopefully improve the area.

I) Report from the Zoning Administrator:

Bret VandeLune thanked Seth Cloe for his work and dedication as the planning intern, and commended him for his help on various GIS and other projects. Bret VandeLune updated the Commission regarding the recent Comprehensive Plan corridor public meetings. He thanked Commissioner Hicks for his attendance and input at the meetings. He also stated there should be a draft plan by early 2022, and a future update/presentation from the project consultants. Commissioner Carroll asked staff about a few active zoning enforcement cases, and VandeLune provided a response.

J) Adjournment:

A motion was made by Hicks and seconded by Garoutte to adjourn until the next scheduled Zoning Commission meeting.

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