

POLK COUNTY ZONING COMMISSION
MEETING MINUTES

The Polk County Zoning Commission held their regularly scheduled meeting on Monday, March 22nd, 2021 at 7:00 P.M. **Due to the COVID-19 public health emergency, the meeting was held by voice and video conference only. The Public Works building is currently closed to the public. All Commissioners, staff, applicants and public were invited to join the meeting by using the link or phone number provided.**

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

Please note that Pennie Carroll joined the meeting at 7:13pm during Item 1. 2021-09984 – Zoning Ordinance Text Amendment

Present from the Polk County Public Works Department: Bret VandeLune, Planning and Development Manager, Jennifer Ellison, Planner, Chris Meeks, Planner, Kyle Riley, Assistant County Engineer, and Ashley Davidson, Recording Secretary.

- B) Acceptance of the January 25, 2021 and the February 22, 2021, meeting minutes:

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

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

- C) Advertised Public Hearings:

Item 1. 2021-09984 – Zoning Ordinance Text Amendment

Proposed Text Amendment to the Polk County Zoning Ordinance requested by Hubbell Realty Company, represented by Stephen Moseley, 6900 Westown Parkway, West Des Moines, IA 50266. The proposal is to modify Article 6 – Bulk and Use Standards, Division 3, Section 5, Table 6.6, sections A and D, to change the minimum lot size from 6,000 square feet to 5,000 square feet, and the minimum lot width from 60 feet to 50 feet, for the single-family Conservation House Planned Development option.

Jennifer Ellison gave presentation and recommendation.

Let the record show that Dean Roghair with Civil Design Advantage, 3405 SE Crossroads Dr Ste G, Grimes, IA 50111, Steve Moseley and Eric Bohnenkamp with Hubbell Realty, 6900 Westown Parkway, West Des Moines, IA 50266, were present to represent and speak in support of the item.

Let the record show that James Harper, 6353 NE 9th Court, Des Moines, IA 50313,

Linda Johnson-Lundquist, 6345 NE 9th Court, Des Moines, IA 50313, and Mike Von Ehwegen, 6571 NE 9th Court, Des Moines, IA 50313, were present to provide comments and ask questions regarding the text amendment and related rezoning.

After the staff presentation and discussion between the commissioners, a motion was made by Fairchild and seconded by Wolfer to **approve** the proposed text amendments to the Polk County Zoning Ordinance pertaining to Article 6, Division 3, Section 5, Table 6.6, as presented and recommended by staff, including the additional design standard for basements.

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

Item 2. 2021-09983 Rezoning Petition – 6.04 acres located west of the intersection of NE 14th Street (Hwy 69) and NE 66th Avenue, lying south of NE 66th Avenue, Section 2 of Saylor Township

Petitioner: Hubbell Realty Company, represented by Stephen Moseley (Prospective Buyer), 6900 Westown Parkway, West Des Moines, IA 50266, with consent of Perficut Partners, LLC, represented by Matt Boelman (Property Owner), 6550 NE 14th Street, Des Moines, IA 50313.

Request: Comprehensive Plan Amendment and Zoning Map Amendment to change the Future Land Use Map classification from Medium Density Residential and Highway Commercial to Light Industrial, and to change the Zoning Map from the “MDR” Medium Density Residential District and the “GC” General Commercial District to the “LI” Light Industrial District for a northeasterly ~2.66-acre portion of the subject property (Area ‘A’). Comprehensive Plan Amendment and Zoning Map Amendment to change the Future Land Use Map classification from Highway Commercial to Medium Density Residential, and to change the Zoning Map from the “GC” General Commercial District to the “MDR” Medium Density Residential District for a northerly ~3.38-acre portion of the subject property (Area ‘B’).

Jennifer Ellison gave the staff presentation and recommendation.

Let the record show that Dean Roghair with Civil Design Advantage, 3405 SE Crossroads Dr Ste G, Grimes, IA 50111, and Steve Moseley with Hubbell Realty, 6900 Westown Parkway, West Des Moines, IA 50266, were present to represent the Comprehensive Plan Amendment and Zoning Map Amendment.

Let the record show that Linda Johnson-Lundquist, 6345 NE 9th Ct, Des Moines, IA 50313, and Diane Warwick, 6541 NE 9th Ct, Des Moines, IA 50313, were present in support of the Comprehensive Plan Amendment and Zoning Map Amendment.

Let the record show that Lisa Lann, 6353 NE 9th Ct, Des Moines, IA 50313, was present in opposition of the Comprehensive Plan Amendment and Zoning Map Amendment.

After the staff presentation and discussion between the commissioners, a motion was made

by Fairchild and seconded by Hicks to **approve** the Comprehensive Plan Amendment and Zoning Map Amendment from Medium Density Residential and Highway Commercial to Light Industrial, and from the “MDR” Medium Density Residential District and “GC” General Commercial District to the “LI” Light Industrial District for Area ‘A’. Also, to **approve** the Comprehensive Plan Amendment and Zoning Map Amendment from Highway Commercial to Medium Density Residential, and from the “GC” General Commercial District to the “MDR” Medium Density Residential District for the subject property, in accordance with staff’s recommendation as outlined in the staff report.

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

Item 3. 2021-10016 Rezoning Petition – 29.65-acres located at 12378 NW 128th Street, Section 31 of Jefferson Township

Petitioners: Mike Siedsma, 834 SW 46th Street, Ankeny, and Andrew Lee, 1600 Seagrass Avenue, Polk City, (Prospective Buyers), with consent from Co-Executors of the subject property, Deanna Morrill, Dorene Swalla, and Darvin Keubler.

Request: Comprehensive Plan Amendment and Zoning Map Amendment to change the Future Land Use Map designation from Agricultural to Rural Residential, and to change the Zoning Map from “AG” Agricultural District to “RR” Rural Residential District.

Jennifer Ellison gave the staff presentation and recommendation.

Let the record show that Andrew Lee, 1600 Seagrass Avenue, Polk City, IA 50226 and Mike Siedsma, 834 SW 46th Street, Ankeny, IA 50023 were present to represent the Comprehensive Plan Amendment and Zoning Map Amendment.

Let the record show that Tim Westrum, 13049 NW 121st Pl, Madrid, IA 50156, was present in opposition of the Comprehensive Plan Amendment and Zoning Map Amendment

After the staff presentation and discussion between the commissioners, a motion was made by Hicks and seconded by Fairchild to deny the 2030 Polk County Comprehensive Plan Map Amendment from the Agricultural Classification to the Rural Residential Classification and the Zoning Map Amendment from the "AG" Agricultural District to the "RR" Rural Residential District for approximately 29.65 acres of property located at 12378 NW 128th Street, within Section 31 of Jefferson Township, in accordance with staff’s recommendation as outlined in the staff report.

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

D) Unfinished Business: None

E) Consent – New Business:

Item 1. – 2021-09987 – Deo Volente

Major Preliminary Plat proposes two (2) single-family residential lots on approximately 15.87 acres of land zoned “ER” Estate Residential District. The subject property is a re-plat of Lots 6, 7 and Outlot X of Kenneth and Mary Rieck Estates Plat 1, and is located in the SE ¼ of the NE ¼, Section 1 of Douglas Township. The subject properties are addressed as 11510 and 11554 NE 72nd Street, Bondurant.

A motion was made by Fairchild and seconded by Wolfer to **approve** the Consent – New Business item.

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

F) Action Items – New Business: None

G) Discussion – New Business: None

H) Public Comments – None

I) Report from the Zoning Administrator – March 11, 2021 was the launch of the Social Pinpoint website that can be accessed through the project website www.polk2050.org for the 2050 Comprehensive Plan update. There will be an advisory meeting the week of March 29th, 2021. The consultants have completed the stakeholder meetings with approximately forty (40) people.

J) Adjournment