

POLK COUNTY ZONING COMMISSION
MEETING MINUTES

The Polk County Zoning Commission held their regularly scheduled meeting on Monday, September 27, 2021 at 7:00 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: Michael Fairchild, Merle Hicks, Pennie Carroll, Maryfrances Evans, and Kelly Garoutte. Absent: Frank Steinbach. Let the record show that Commissioner Evans attended the meeting electronically via video conference.

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

Let the record show that Frank Steinbach joined the meeting at 7:03 P.M.

- B) Acceptance of the August 23, 2021 meeting minutes:

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

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

- C) Advertised Public Hearings: None

- D) Unfinished Business: None

- E) Consent – New Business: None

- F) Action Items – New Business:

Item 1. 2021-10686 McCauley Estates Plat 2

Major Preliminary Plat proposes one (1) new single-family residential lot with the reconfiguration of three (3) existing lots and the creation of two (2) outlots on approximately 90.58-acres, zoned “AG” Agricultural District. The subject property is located at the southwest corner of the NE 23rd Avenue and NE 104th Street intersection within Section 34 of Beaver Township.

Jennifer Ellison gave the presentation and staff recommendation.

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

After the staff presentation and discussion between the Commissioners, a motion was made by Fairchild and seconded by Evans to **approve** the Major Preliminary Plat of McCauley Estates Plat 2 in accordance with Staff’s recommendation.

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

G) Discussion – New Business:

Item 1. 2021-10341 Autumndale – Neighborhood Access Plan

Major Preliminary Plat was approved by the Zoning Commission on August 23, 2021 with the condition that a Neighborhood Access Plan be provided.

Brian McDonough gave the presentation. Staff recently received a conceptual masterplan layout for current and future phases of development. The masterplan includes future street connectivity to NE University Avenue and NE 91st Street. McDonough explained that staff's review of the plan would satisfy the Commission's previous condition.

There was brief discussion between Commissioners and staff. The discussion yielded a consensus from Commissioners that the plan satisfied their previous condition. The Commission determined no formal action was necessary on this item.

H) Public Comments: None

I) Report from the Zoning Administrator:

Bret Vandelune stated that the consultants for the 2050 Comprehensive Plan are making progress and that there will be three (3) upcoming public meetings in regards to the NE 14th Street, NW 2nd Street and NE Broadway Avenue Corridors.

J) Adjournment:

Chairperson Steinbach adjourned the meeting until the next scheduled Zoning Commission meeting on October 25, 2021.