

Final Agenda

Polk County Zoning Commission
Monday, April 27, 2020 - 7:00 P.M.
Polk County Public Works, Planning & Development Division
5885 NE 14th Street, Des Moines, Iowa.

Due to the COVID-19 public health emergency, the meeting will be held by voice and video conference only. The Public Works building is currently closed to the public. All Commissioners, staff, applicants and public are invited to join the meeting by using the link below or calling the number below and inputting the meeting ID.

Zoom Public Meeting Information:

Participate by phone by calling +1 312 626 6799

Participate by desktop/laptop/smartphone/tablet at <https://zoom.us/j/124960602>

Meeting ID: 124 960 602

A) Roll Call

Frank Steinbach
Mikki Stier
Michael Fairchild
David Campbell
Merle Hicks
Kristi Bales
Rose Schroder

B) Acceptance of the March 23, 2020 meeting minutes

C) Advertised Public Hearing:

Item 1. 2020-08889 – Rezoning Petition – Approximately 5.75 acres located on the west side of NE 14th Street (Hwy 69), lying north of NE 66th Avenue and Woodland Hills Golf Course and directly south of NE 70th Avenue. The rezoning area includes a portion of the property at 6950 NE 14th Street as well as the two (2) properties, or a portion thereof, directly adjacent to the west of 6900 and 6864 NE 14th Street, all within Section 2 of Saylor Township.

Petitioner: Woodside Business Park, LLC represented by Chris Murray with Denny Elwell Company (Property Owner), 2401 SE Tones Drive, Suite 17, Ankeny, IA 50021. The Petitioner is represented by Eric Cannon with Snyder & Associates, Inc., 2727 SW Snyder Boulevard, Ankeny, Iowa 50023.

Request: Comprehensive Plan Amendment and Zoning Map Amendment to change the Future Land Use Map designation from Highway Commercial to Light Industrial and to change the Zoning Map from “GC” General Commercial District to “LI” Light Industrial District.

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

Item 1. 2020-08863 – Hansen Plat 1

Major Preliminary Plat proposes 2 single-family residential lots on approximately 45.2 acres zoned “AT” Agricultural Transition District. The subject property includes three (3) parcels, District/Parcels 200/00456-007-000, 200/00456-006-000 and 190/00045-001-000 located within Section 32 of Douglas Township and Section 5 of Delaware Township.

- G) Public Comments
- H) Report from the Zoning Administrator

Item 1. Current Project Updates

- I) Adjournment

The information identified on this agenda may be obtained in accessible formats by qualified persons with a disability. To receive more information or to request an accommodation to participate in a meeting, hearing, service, program, or activity conducted by this department/office, please contact Polk County Public Works, Planning staff; 5885 NE 14th Street, Des Moines, Iowa 50313 at (515) 286-3705.

POLK COUNTY PLANNING & ZONING COMMISSION

The Polk County Planning & Zoning Commission reviews requests for zoning changes, plan amendments, text amendments, new subdivision developments and other items as required by law and makes recommendations to forward to the Board of Supervisors for action.

POWERS & DUTIES:

The Polk County Planning & Zoning Commission is tasked with the following:

1. **Plan amendments.** To review proposed amendments to the Polk 2030 Comprehensive Plan and Map, hold a public hearing and forward its recommendations to the Board of Supervisors.
2. **Rezoning.** To recommend the boundaries of the various zoning classification districts and appropriate regulations and restrictions to be enforced and hold public hearings on proposed changes, before submitting a written recommendation to the Board of Supervisors. The Board of Supervisors shall not hold its public hearing to take action until it has received the recommendation of the Planning & Zoning Commission.
3. **Text Amendments.** To recommend to the Board of Supervisors amendments, supplements, changes or modifications to the Polk County Zoning Ordinance.
4. **Other Duties.** To perform all other duties assigned to the Planning and Zoning Commission in the Polk County Zoning Ordinance.

MEETING PROCEDURE:

1. County staff will present the staff report and recommendation.
2. Applicant will present the request.
3. Proponents and then opponents from the public are allowed to speak in that order. When providing testimony, step up to the podium and begin with name and address to be added to the record.
4. Applicant rebuttal.
5. The hearing will then be closed and the Planning & Zoning Commission will discuss and vote on the issue.
6. All comments are to be germane to the item under consideration and speakers are to maintain a courteous manner.
7. Items listed on the consent portion of the agenda will not be individually discussed and will be considered for approval in accordance with the recommendation in the staff report unless an individual present or member of the Planning & Zoning Commission requests that the item be removed from the consent agenda and considered separately under the discussion portion of the public hearing agenda.

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