

POLK COUNTY ZONING COMMISSION
MEETING MINUTES

The Polk County Zoning Commission held their regularly scheduled meeting on Monday, May 24, 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: Michael Fairchild, Merle Hicks, Kasi Wolfer, Maryfrances Evans, Pennie Carroll 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, Jennifer Ellison, Planner, Chris Meeks, Planner, and Ashley Davidson, Recording Secretary.

- B) Acceptance of the April 26, 2021 meeting minutes:

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

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

- C) Advertised Public Hearings – None
D) Unfinished Business – None
E) Consent – New Business:

Item 1. 2021-10206 Harding Farms

Major Preliminary Plat proposes one (1) single-family residential lot for an existing homestead and one (1) outlot on 74.59 acres of land zoned “RR” Rural Residential District. The subject property is located approximately $\frac{3}{4}$ mile north of the NW 86th Street and NE 70th Avenue intersection, addressed as 7718 NW 86th Street, Johnston, within the SE $\frac{1}{4}$, SE $\frac{1}{4}$ of Section 27 and the NE $\frac{1}{4}$, NE $\frac{1}{4}$ of Section 34 in Jefferson Township.

Item 2. 2021-10282 – Fleck Estates

Major Preliminary Plat proposes one (1) single-family residential lot on approximately 15.58 acres zoned “RR” Rural Residential District. The subject property is located at the southern terminus of NE Casebeer Drive, being approximately one (1) mile south of 8th Street SW and 17th Avenue SW where they intersection within the City of Altoona. The subject property is adjacent to the south of 3950 NE Casebeer Drive, Altoona, being located within the SE $\frac{1}{4}$ of Section 23 of Clay Township.

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

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

F) Action Items – New Business:

Item 1. 2021-10208 Pagliai Compound Plat 2

Major Preliminary Plat proposes two (2) single-family residential lots for an existing homestead and one (1) additional development lot on approximately 20.06 acres of land zoned “AT” Agricultural Transition District. The subject property is located approximately 0.2 miles north of the intersection of NE Berwick Drive and NE 70th Avenue, and is addressed as 7150 NE Berwick Drive, Ankeny. The subject property is located in the South ½ of Section 32, Douglas Township.

Let the record show that consultant Terry Coody with Snyder & Associates, 2727 Snyder Blvd., Ankeny, Iowa, was present to represent the Preliminary Plat.

Chris Meeks gave the staff presentation and recommendation.

Let the record show that no one from the general public was present in support of, or in opposition to, this item.

After the staff presentation and discussion between the commissioners, a motion was made by Hicks and seconded by Wolfer to **approve** the Preliminary Plat of Pagliai Compound Plat 2 in accordance with Staff’s recommendation, including the requested waivers from the Subdivision Ordinance to allow the flaglots to exceed the maximum flagpole length of four hundred (400) feet, and to allow the flag lots to exceed three (3) acres in size while being served by on-site septic systems.

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

Item 2. 2021-10284 Woodland Hills East

Major Preliminary Plat proposes a total of 78 residential lots (50 single-family lots and 28 townhome lots) and two (2) outlots on approximately 22.27 acres zoned “MDR” Medium Density Residential District. The subject property is located on the south side of NE 66th Avenue, being just west of the intersection of NE 14th Street (Hwy 69) and NE 66th Avenue, within Section 2 of Saylor Township.

Let the record show that Steve Moseley and attorney Ashley Mleynek with Hubbell Realty, 6900 Westown Pkwy, West Des Moines Iowa, were present to represent the Preliminary Plat.

Brian McDonough gave the staff presentation and recommendation.

Let the record show that no one from the general public was present in support of this item.

Let the record show that Linda Johnson-Lundquist, 6345 NE 9th Ct, Des Moines IA; Diane Warwick, 6541 NE 9th Ct, Des Moines Iowa; Julie Hibben, 6385 NE 9th Ct, Des Moines Iowa; Lisa Lann, 6353 NE 9th Ct, Des Moines Iowa, and Jeremy Burkhart, 6369 NE 9th Ct, Des Moines Iowa, were present in opposition of this item.

After the staff presentation and discussion between the commissioners, a motion was made by Hicks and seconded by Wolfer to **approve** the Preliminary Plat of Woodland Hills East in accordance with staff's recommendation, including the requested waiver to the Subdivision Ordinance to allow the associated new public streets under the modified open ditch section with a reduced roadway width of 26 feet and a reduced right-of-way width of 60 feet.

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

G) Discussion – New Business:

Item 1. Zoning Commissioner Training – Iowa State University Extension, Eric Christianson and Omar Padilla

H) Public Comments – None

I) Report from the Zoning Administrator – None

J) Adjournment

A motion was made by Hicks and seconded by Garoutte to adjourn the meeting until the next scheduled Zoning Commission meeting on June 28, 2021.

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