

POLK COUNTY ZONING COMMISSION
MEETING MINUTES

The Polk County Zoning Commission held their regularly scheduled meeting on Monday, April 27, 2020 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.**

Roll Call - Members Present: Frank Steinbach, Mikki Stier, Michael Fairchild, Dave Campbell, Merle Hicks, and Kristi Bales. Absent: Rose Schroder.

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

A) Acceptance of the Monday, March 23, 2020, meeting minutes:

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

Vote: Yea: Bales, Hicks, Stier, Fairchild, and Campbell. Nay: None. Abstain: Steinbach. Absent: Schroder.

B) Advertised Public Hearings: None –

Item 1. 2020-08889 – Woodside Business Park, LLC.

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.

Brian McDonough gave the staff presentation and recommendation.

Let the record show that Eric Cannon with Snyder & Associates, 2727 SW Snyder Blvd, Ankeny, IA 50021, and Chris Murray with Denny Elwell Company, 2401 SE Tones Drive, Suite 17, Ankeny, IA 50021, were present to represent the Rezoning Petition.

Let the record show that there was no one present in opposition of the Rezoning Petition.

Commissioner Bales asked the Petitioner if they were planning to have outdoor storage or proposing any conditions to limit outdoor storage. Chris Murray responded there would likely be some limited outdoor storage for future uses.

After the staff presentation and discussion between the commissioners, a motion was made by Hicks and seconded by Fairchild to **deny** the Rezoning Petition for Woodside Business Park, LLC.

in accordance with staff's recommendation.

Vote: Yea: Hicks, Fairchild, Steinbach, Stier, Campbell, and Bales. Nay: None. Abstain: None
Absent: Schroder.

C) Unfinished Business: None.

D) Discussion – New Business:

Item 1. 2020-08863 – Hansen Plat 1

Major Preliminary Plat proposes two (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.

Jennifer Ellison gave the staff presentation and recommendation.

Let the record show that Vic Piagentini with Associated Engineering of Iowa, 1820 SE Princeton Drive, Suite M, Grimes, IA 50310 and Don & Sherry Hansen, 7100 NE Berwick Drive, Ankeny, IA 50021, were present to represent the Major Preliminary Plat.

Let the record show that no one from the general public was present in support of, or in opposition to, Hansen Plat 1.

After the staff presentation and discussion between the commissioners, a motion was made by Bales and seconded by Stier to **approve** the Preliminary Plat of Hansen Plat 1 and the requested waivers from the residential block length standard, flag lot size and flagpole length in accordance with staff's recommendation.

Vote: Yea: Bales, Stier, Steinbach, Fairchild, Campbell, and Hicks. Nay: None. Abstain: None
Absent: Schroder.

E) Public Comments: None.

F) Report from the Zoning Administrator: Information provided on process for the Comprehensive Plan update.

G) Adjournment:

Chairperson Steinbach adjourned the meeting until the next scheduled Zoning Commission meeting on May 25, 2020.