

POLK COUNTY ZONING COMMISSION
MEETING MINUTES

The Polk County Zoning Commission held their regularly scheduled meeting on Monday, April 26, 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, and Pennie Carroll. Absent: Frank Steinbach.

Please note that Frank Steinbach joined the meeting at 7:08pm following Acceptance of March 22, 2021 meeting minutes.

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

- B) Acceptance of the March 22, 2021 meeting minutes:

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

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

- C) Advertised Public Hearings – None

- D) Unfinished Business

Item 1. 2020-09721 – Timber Valley Estates

Major Preliminary Plat proposes 19 single-family residential lots and three (3) outlots on approximately 32 acres, zoned “RR” Rural Residential District. The subject property is located approximately 350-feet northeast of the NW 37th Street and NW 75th Place intersection in Section 32 of Crocker Township.

Let the record show that consultant Bob Gibson with Civil Design Advantage, LLC, 3405 SE Crossroads Drive, Suite G, Grimes, Iowa, and developers Luke and Reid Strahan with Strahan Construction, 477 SW Camden Drive, Ankeny, Iowa, were present to represent the Preliminary Plat.

Jennifer Ellison gave the staff presentation and recommendation.

Let the record show that no one from the general public was present in support of this item and Jason Palmer of 3545 NW 75th Pl., Ankeny, Iowa, Anders Hagberg of 3471 NW 75th Pl., Ankeny, Iowa, and John Sullivan of 3435 NW 75th Pl., Ankeny, Iowa were present in opposition of this item. Concerns raised included parameters for the Woodland Protection area, erosion and storm water concerns, lot size, grass seed blends used in the mitigation of storm water run-off and ecological impact.

After the staff presentation and discussion between the commissioners, a motion was made by Fairchild and seconded by Evans to approve the Preliminary Plat of Timber Valley Estates in

accordance with staff's recommendation, including the requested waivers from the Subdivision Ordinance.

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

E) New Business

Item 1. 2021-10039 Jennings Subdivision

Major Preliminary Plat proposes three (3) single-family residential lots on approximately 58.49 acres of land zoned "ER" Estate Residential District and "AG" Agricultural District. The subject property is located at the northwest corner of the NE 112th Street and NE 78th Avenue intersection and the northeast corner of the NE 109th Street and NE 78th Avenue intersection, addressed as 11188 NE 78th Avenue, Mitchellville, Section 26 of Franklin Township.

Let the record show that Wally Pelds with Pelds Design Services, 2323 Dixon St, Des Moines, IA 50316, was present to represent the Preliminary Plat.

Jennifer Ellison gave the staff presentation and recommendation.

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

After the staff presentation and discussion between the commissioners, a motion was made by Fairchild and seconded by Wolfer to approve the Preliminary Plat of Jennings Subdivision in accordance with staff's recommendation.

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

F) Public Comments – None

G) Report from the Zoning Administrator – Jennifer Ellison updated the Zoning Commission members on the 2050 Comprehensive Plan update and shared that the public input phase has been extended. An overview was provided with links to the public interactive website.

H) Adjournment

A motion was made by Evans and seconded by Steinbach to adjourn the meeting until the next scheduled Zoning Commission meeting on May 24, 2021.

Vote: Yea: Evans, Steinbach, Fairchild, Wolfer, Carroll and Hicks.