

Final Agenda

Polk County Zoning Commission
Monday, March 22, 2021 - 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://polkcountyiowa-gov.zoom.us/j/99736127408?pwd=dVhyWnpMdTRPbWFkNzF3QktRUlgrdz09>

Meeting ID: 997 3612 7408

Password: 837150

- A) Roll Call
 - Frank Steinbach
 - Michael Fairchild
 - Merle Hicks
 - Kasi Wolfer
 - Maryfrances Evans
 - Pennie Carroll
- B) Acceptance of the January 25, 2021, and the February 22, 2021, meeting minutes
- C) Advertised Public Hearings

Item 1. 2021-09984 Zoning Ordinance Text Amendment

Proposed Text Amendment to the Polk County Zoning Ordinance requested by Hubbell Realty Company, represented by Stephen Moseley, 6900 Westown Parkway, West Des Moines, IA 50266. The proposal is to modify Article 6 – Bulk and Use Standards, Division 3, Section 5, Table 6.6, sections A and D, to change the minimum lot size from 6,000 square feet to 5,000 square feet, and the minimum lot width from 60 feet to 50 feet, for the single-family Conservation House Planned Development option.

Item 2. 2021-09983 Rezoning Petition – 6.04 acres located west of the intersection of NE 14th Street (Hwy 69) and NE 66th Avenue, lying south of NE 66th Avenue, Section 2 of Saylor Township

Petitioner: Hubbell Realty Company, represented by Stephen Moseley (Prospective Buyer), 6900 Westown Parkway, West Des Moines, IA 50266, with consent of Perficut Partners, LLC, represented by Matt Boelman (Property Owner), 6550 NE 14th Street, Des Moines, IA 50313.

Request: Comprehensive Plan Amendment and Zoning Map Amendment to change the Future Land Use Map classification from Medium Density Residential and Highway Commercial to Light Industrial, and to change the Zoning Map from the “MDR” Medium Density Residential District and the “GC” General Commercial District to the “LI” Light Industrial District for a northeasterly ~2.66-acre portion of the subject property (Area ‘A’). Comprehensive Plan Amendment and Zoning Map Amendment to change the Future Land Use Map classification from Highway Commercial to Medium Density Residential, and to change the Zoning Map from the “GC” General Commercial District to the “MDR” Medium Density Residential District for a northerly ~3.38-acre portion of the subject property (Area ‘B’).

Item 3. 2021-10016 Rezoning Petition – 29.65-acres located at 12378 NW 128th Street, Section 31 of Jefferson Township

Petitioners: Mike Siedsma, 834 SW 46th Street, Ankeny, and Andrew Lee, 1600 Seagrass Avenue, Polk City, (Prospective Buyers), with consent from Co-Executors of the subject property, Deanna Morrill, Dorene Swalla, and Darvin Keubler.

Request: Comprehensive Plan Amendment and Zoning Map Amendment to change the Future Land Use Map designation from Agricultural to Rural Residential, and to change the Zoning Map from “AG” Agricultural District to “RR” Rural Residential District.

D) Unfinished Business: None

E) Consent – New Business:

Item 1. – 2021-09987 – Deo Volente

Major Preliminary Plat proposes two (2) single-family residential lots on approximately 15.87 acres of land zoned “ER” Estate Residential District. The subject property is a re-plat of Lots 6, 7 and Outlot X of Kenneth and Mary Rieck Estates Plat 1, and is located in the SE ¼ of the NE ¼, Section 1 of Douglas Township. The subject properties are addressed as 11510 and 11554 NE 72nd Street, Bondurant.

F) Action Items – New Business: None

G) Discussion – New Business: None

H) Public Comments

I) Report from the Zoning Administrator

J) Adjournment

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.

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.