

POLK COUNTY ZONING COMMISSION
MEETING MINUTES

The Polk County Zoning Commission held their regularly scheduled meeting on Monday, September 26, 2022 at 7:00 P.M. in Conference Room A of the Polk County Public Works Department, Planning & Development Division, 5885 NE 14th Street, Des Moines, Iowa. A virtual attendance option was also provided per the instructions contained on the final meeting agenda.

- A) Roll Call - Members Present: Frank Steinbach, Michael Fairchild, Merle Hicks, Maryfrances Evans and Kelly Garoutte. Absent: Pennie Carroll.

Present from the Polk County Public Works Department: Brian McDonough, Land Use Planning Coordinator and Chris Meeks, Planner.

- B) Acceptance of the June 27, 2022 meeting minutes:

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

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

- C) Advertised Public Hearings: None.

- D) Unfinished Business: None

- E) Consent – New Business: None

- F) Action Items – New Business:

Item 1. 2022-11968 Maxwell Estates Plat 1

Major Preliminary Plat proposes one (1) single-family residential lot and one (1) outlot on approximately 38.57 acres of property located in the “AG” Agricultural District. The subject property is located approximately 1,100-feet north of the intersection of NE 96th Street and NE 27th Avenue, within the NW ¼ of Section 27, Beaver Township.

Chris Meeks gave the staff presentation and recommendation.

Let the record show that Michael Brooner with Civil Design Advantage, 4121 NW Urbandale Dr, Urbandale, IA 50322, was present to represent this item. Applicant and prospective buyer, James Maxwell, 423 4th Street SE, Bondurant, IA 50035, was also present virtually to represent this item.

After the staff presentation and discussion between the Commissioners, staff and the applicants, a motion was made by Hicks and seconded by Fairchild to **approve** the Preliminary Plat of Maxwell Estates Plat 1 in accordance with staff’s recommendation, including the requested block length waiver from the Subdivision Ordinance.

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

Item 2. 2022-12022 Timber View Acres Plat 1

Major Preliminary Plat proposes one (1) single-family residential lot, one (1) outlot and three (3) street lots on approximately 118.60 acres of land zoned "RR" Rural Residential District. The subject property is located approximately one and one-half (1 ½) miles north of Highway 141 along the east side of NW 121st Street, being within the SE ¼ of Section 5, Jefferson Township.

Brian McDonough gave the staff presentation and recommendation.

Let the record show that Matt Thomas with Civil Design Advantage, 4121 NW Urbandale Dr, Urbandale, IA 50322, was present to represent this item. Applicant and prospective buyer, Alec Marshall, 4530 51st Street, Des Moines, IA 50310, was also present to represent this item.

After the staff presentation and discussion between the Commissioners, staff and the applicants a motion was made by Hicks and seconded by Fairchild to **approve** the Preliminary Plat of Timber View Acres Plat 1, in accordance with staff's recommendation, including the requested flag lot waivers from the Subdivision Ordinance, and the staff recommended condition regarding a deed restriction for Lot 1.

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

G) Discussion – New Business:

Item 1. Upcoming Calendar & Zoning Ordinance Amendments

Brian McDonough updated the Commission regarding the recent adoption of the Polk 2050 Comprehensive Plan by the Board of Supervisors in August. Final copies of the new Plan will be provided to the Commissioners as soon as they are available. McDonough also discussed the remaining meeting dates for 2022. Staff will be bringing forward Zoning Map Amendments to the Commission for review and recommendation to align the Zoning Map with the newly adopted Future Land Use Map from the Comprehensive Plan. Staff will also be bringing forward Zoning Ordinance text amendments in the near future, to include accessory dwelling units and other topics.

H) Public Comments: None.

I) Report from the Zoning Administrator: None.

J) Adjournment:

A motion was made by Evans and seconded by Garoutte to adjourn.

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