

POLK COUNTY ZONING COMMISSION
MEETING MINUTES

The Polk County Zoning Commission held their regularly scheduled meeting on Monday, January 25th, 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: Frank Steinbach, Michael Fairchild, Merle Hicks, Kasi Wolfer and Maryfrances Evans. Absent: Dave Campbell & Pennie Carroll.

Please note that Dave Campbell joined the meeting at 7:30pm during Item 1. 2020-09715 – Forest Ridge Estates

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, Kyle Riley, Assistant County Engineer, and Jennifer Green, Recording Secretary.

- B) Election of 2021 Officers:

Motion made by Steinbach to nominate Michael Fairchild as Chair, no second, motion failed.

Motion made by Fairchild to nominate Frank Steinbach as Chair, seconded by Hicks.

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

Motion made by Hicks to nominate Michael Fairchild as Vice Chair, seconded by Steinbach.

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

- C) Acceptance of the Monday, November 23rd, 2020, meeting minutes:

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

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

- D) Advertised Public Hearing:

Item 1. 2020-09791 – Zoning Ordinance -Text Amendment -Stormwater

Proposed Text Amendment to the Polk County Zoning Ordinance to modify Article 7 - Natural Resource Protection, Division 4, Section 2 – Streams and Article 8 - Stormwater and Erosion Control Management.

Bret VandeLune gave 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 Fairchild and seconded by Evans to **approve** the proposed text amendments to the Polk County Zoning Ordinance pertaining to stormwater, as presented and recommended by staff.

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

E) Unfinished Business: None.

F) Consent – New Business: None.

G) Action Items – New Business:

Item 1. 2020-09715 – Forest Ridge Estates

Major Preliminary Plat proposes 17 single-family residential lots on approximately 32.69 acres zoned “RR” Rural Residential District. The subject property is located at 4200 NW 98th Avenue, Polk City, Section 17 of Crocker Township.

Let the record show that consultant Brent Culp with Snyder & Associates, 2727 Snyder Blvd., Ankeny, Iowa, and developer Tom Davies with Par Partners LLC, 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, or in opposition to, this item.

After the staff presentation and discussion between the commissioners, a motion was made by Evans and seconded by Fairchild to **approve** the Preliminary Plat of Forest Ridge Estates in accordance with staff’s recommendation, including the requested waivers from the Subdivision Ordinance.

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

Item 2. 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 developer Luke Strahan with Strahan Construction,

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 possible Indian burial grounds on the site, erosion and stormwater concerns, lot size, tree species used in the mitigation of the woodlands, and traffic increase in the neighborhood.

After the staff presentation and discussion between the commissioners, a motion was made by Hicks and seconded by Campbell to **deny** the Preliminary Plat of Timber Valley Estates against staff's recommendation, including the requested waivers from the Subdivision Ordinance. Chairperson Steinbach amended the motion to add that the Zoning Commission deny the request until a State of Iowa Native American burial ground review has been completed.

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

H) Discussion – New Business: None.

I) Public Comments: None.

J) Report from the Zoning Administrator: None.

K) Adjournment:

A motion was made by Campbell and seconded by Fairchild to adjourn the meeting until the next scheduled Zoning Commission meeting on February 22, 2021.

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