

POLK COUNTY ZONING COMMISSION  
MEETING MINUTES

The Polk County Zoning Commission held their regularly scheduled meeting on Monday, March 25, 2024 at 7:00 P.M. in Conference Room A of the Polk County Public Works Department, Planning & Development Division, 5885 NE 14<sup>th</sup> 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, Merle Hicks, Maryfrances Evans, Kelly Garoutte and Samantha Groark. Absent: Michael Fairchild and Pennie Carroll.

Present from the Polk County Public Works Department: Brian McDonough, Planning and Development Manager; Tommy Howard, Land Use Planning Coordinator; Justin Peterson, Planner; and Kendra Glider, Recording Secretary.

- B) Acceptance of the January 22, 2024 meeting minutes:

A motion was made by Evans and seconded by Groark to **approve** the minutes as presented.

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

- C) Advertised Public Hearings:

**Item 1. 2024-14121 – Rezoning Petition**

Comprehensive Plan and Zoning Map Amendment – 103.4 acres located at 3630 NE 150th Avenue, Cambridge, being located on the north side of NE 150th Avenue one-quarter ( $\frac{1}{4}$ ) mile west of the intersection of NE 150th Avenue and NE White Oak Drive, within Section 8 and 9 of Township 79 North, Range 24 West of the 5th P.M. (Elkhart Township).

Tommy Howard gave the staff presentation and recommendation.

Let the record show that 24 notices were mailed, with one (1) response received in support, and four (4) responses received in opposition, of the request.

Let the record show that Branden Stubbs with Stubbs Engineering, 1609 N Ankeny Boulevard, Ankeny, IA 50023 was present to represent this item.

Let the record show that Randy Hoksbergen, property owner, 10297 NW 40th Street, Polk City, IA 5022 was present to represent this item.

Let the record show that Renness Lonning, property owner, 3990 NE 150th Avenue, Cambridge, IA 50046 was present virtually in opposition of this item.

Let the record show that LuAnn Jahner, property owner, 3930 NE 150<sup>th</sup> Avenue, Cambridge, IA 50046 was present virtually in opposition of this item.

Let the record show that David McAtee, property owner, 3950 NE 150<sup>th</sup> Avenue, Cambridge, IA 50046 was present in opposition of this item.

Let the record show that Randy Hoksbergen, property owner, 10297 NW 40th Street, Polk City, IA 5022, was given the time for rebuttal, answered questions, and provided additional responses.

After the staff presentation, applicant representative introduction and questions followed by discussion among the Commissioners, a motion was made by Evans and seconded by Garoutte to **deny** the Comprehensive Plan and Zoning Map Amendment.

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

D) Unfinished Business: None.

E) Consent – New Business:

**Item 1. 2024-14120 – Goodrich Springs**

Major Preliminary Plat proposes one (1) single-family residential lot on approximately 5 acres zoned “ER” Estate Residential District. The subject property is located approximately 380 feet north of the intersection of NE 64th and NE 126th Ave, within Section 36 of Elkhart Township.

Let the record show that no one was present in opposition to the item.

It was moved by Groark and seconded by Evans to **approve** Item1. 2024-14120 according to the staff report and recommendation.

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

F) Action Items – New Business:

**Item 1. 2024-14123 – The Reserve at Jester Park Plat 3**

Major Preliminary Plat proposes a total of 14 single-family residential lots on approximately 19.36 acres zoned “RR” Rural Residential District. The subject property is located approximately 250-feet south of the intersection of NW 112th Street and NW 111th Avenue, within Section 4 of Jefferson Township.

Tommy Howard gave the staff presentation and recommendation.

Let the record show that Keven Crawford with Crawford & Associates, 475 S 50th St #800, West Des Moines, IA 50265, was present to represent this item.

Let the record show that no one was present in opposition to the item.

After the staff presentation, applicant representative introduction and questions followed by discussion among the Commissioners, a motion was made by Hicks and seconded by Evans to **approve** The Reserve at Jester Park Plat 3 in accordance with staff’s report and recommendation.

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

G) Discussion – New Business: None.

H) Public Comments: None.

I) Report from the Zoning Administrator:

Zoning Administrator, Brian McDonough, gave an update to the Zoning Commission regarding recent staff changes. Brian introduced Justin Peterson, Planner, who joined the team in January 2024. Brian answered questions from the board along with sharing an

opportunity for professional development at the ISU Planning and Zoning Workshop.

J) Adjournment:

Chairperson Steinbach asked for a voice vote to adjourn. Voice vote was unanimous to adjourn the meeting.