

POLK COUNTY ZONING COMMISSION  
MEETING MINUTES

The Polk County Zoning Commission held their regularly scheduled meeting on Monday February 28, 2022 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, Michael Fairchild, Maryfrances Evans, Kelly Garoutte, Pennie Carroll. Absent: Merle Hicks. Also present from the Polk County Public Works Department: Bret VandeLune, Planning and Development Manager; Brian McDonough, Land Use Planning Coordinator; and Chris Meeks, Planner.

B) Acceptance of the January 24, 2022 meeting minutes:

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

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

C) Advertised Public Hearings:

**Item 1. 2021-11143 Rezoning Petition – 17.95-acres located at the northeast corner of the NE 142<sup>nd</sup> Avenue and NE 38<sup>th</sup> Street intersection within the SW ¼, SW ¼, of Section 16 of Township 81 North, Range 23 West of the 5<sup>th</sup> P.M. (Elkhart Township).**

**Petitioner:** Matthew D. Albaugh (Property Owner), 14800 NE White Oak Drive, Elkhart, IA 50073, represented by Brian R. Campbell with Campbell Engineering & Surveying, Inc. (Applicant Representative), 925 E 1<sup>st</sup> Street, Ankeny, IA 50021.

**Request:** Comprehensive Plan and Zoning Map Amendment to change the Future Land Use Map classification from Agricultural to Estate Residential, and to change the Zoning Map from the “AG” Agricultural District to the “ER” Estate Residential District.

Let the record show that the Petitioner **withdrew** their petition prior to the meeting. No action needed or taken by the Commission.

**Item 2. 2022-11196 Rezoning Petition – 23.009-acres located at the northeast corner of the property addressed as 2977 NW 66<sup>th</sup> Avenue, within the West ½ of the NW ¼, of Section 4 of Township 79 North, Range 24 West of the 5<sup>th</sup> P.M. (Saylor Township).**

**Petitioner:** Steven Klein (Property Owner), P.O. Box 1123, Johnston, IA 50131

**Request:** Comprehensive Plan and Zoning Map Amendment to change the Future Land Use Map classification from Neighborhood Commercial to Agricultural, and to change the Zoning Map from the “NB” Neighborhood Business District (with conditions) to the “AG” Agricultural District (with no conditions).

Chris Meeks gave the staff presentation and recommendation.

Let the record show that the applicant nor a representative was present to represent the item.

Let the record show that a total of 19 notices were mailed to property owners within 500 feet of the subject property. To-date staff has received two (2) responses in support and one (1) in opposition of the request. No other members of the public were present in support or opposition of the item.

After the staff presentation and discussion between the commissioners, a motion was made by Evans and seconded by Fairchild to **table** the requested Comprehensive Plan and Zoning Map Amendment to the March 28, 2022 Zoning Commission meeting so that that appellant is present to represent the item and answer questions from the Zoning Commission.

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

D) Unfinished Business: None

E) Consent – New Business: None

F) Action Items – New Business:

**Item 1. 2022-11214 The Rampton Grove**

Major Preliminary Plat proposes one (1) single-family residential lot, and three (3) outlots on approximately 126.06 acres of property located in the “AG” Agricultural District. The subject property contains the homes addressed as 11000 and 11002 NW 166<sup>th</sup> Avenue, Madrid, and is located within Section 4, Union Township.

Chris Meeks gave the staff presentation and recommendation.

Let the record show that Steve Zimmerman with Bishop Engineering, 3501 104<sup>th</sup> Street Urbandale, IA 50322 and property owner, Lance Rampton, 11000 NW 166<sup>th</sup> Avenue Madrid, IA 50156 were present to represent this item.

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 The Rampton Grove in accordance with Staff’s recommendation, including the requested flag lot waivers from the Subdivision Ordinance.

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

G) Discussion – New Business:

### **Polk 2050 Comprehensive Plan Update**

Brief progress update from staff. Discussion will include draft Future Land Use Map and draft chapters on Land Use, Natural Resources and Housing.

Bret VandeLune gave an update on the Polk 2050 Plan update and provided upcoming schedule and dates of future meetings.

H) Public Comments: None

I) Report from the Zoning Administrator: None

J) Adjournment: The Chairperson adjourned the meeting by consensus.