

POLK COUNTY ZONING COMMISSION
MEETING MINUTES

The Polk County Zoning Commission held their regularly scheduled meeting on Monday, February 24, 2020 at 7:00 P.M. in the meeting room of the Polk County Public Works Department, Planning and Development Division, 5885 N.E.14th Street, Des Moines, Iowa.

- A) Roll Call - Members Present: Frank Steinbach, Mikki Stier, Michael Fairchild, Merle Hicks, Kristi Bales and Rose Schroder. Absent: Dave Campbell.

Present from the Polk County Public Works Department: Seana Field, Land Use Planning Coordinator; and Ashley Davidson, Recording Secretary.

- B) Election of 2020 Officers:

Motion was made by Fairchild and seconded by Hicks to nominate Frank Steinbach as Chairperson.

Vote: Yea: Stier, Fairchild, Hicks, Bales, and Schroder. Nay: None. Abstain: Steinbach. Absent: Campbell

Motion was made by Fairchild and seconded by Bales to nominate Mikki Stier as the Vice Chairperson.

Vote: Yea: Steinbach, Fairchild, Hicks, Bales, and Schroder. Nay: None. Abstain: Stier. Absent: Campbell

- C) Acceptance of the Monday, January 27, 2020, meeting minutes:

Motion was made by Bales and seconded by Stier to **approve** the minutes as presented.

Vote: Yea: Fairchild, Hicks and Bales. Nay: None. Abstain: Steinbach, Stier and Schroder. Absent: Campbell.

- D) Advertised Public Hearings: None.

- E) Unfinished Business: None.

- F) Consent – New Business:

Item 1. 2020-08766 – Hapke Acres Plat 1

Major Preliminary Plat proposes two (2) single-family residential lots and one (1) lot for street dedication on 1.74 acres zoned “MDR” Medium Density Residential District. The subject property is addressed as 3191 NE 46th Avenue, located within Section 20 of Delaware Township.

Motion was made by Bales and seconded by Stier to **approve** the Consent – New Business item as presented on the agenda and as recommended in the staff report.

Vote: Yea: Steinbach, Stier, Fairchild, Hicks, Bales, and Schroder. Nay: None. Abstain: None.
Absent: Campbell.

G) Discussion – New Business:

Item 1. 2020-08737 – The Reserve at Rock Creek

Major Preliminary Plat proposes 18 single-family residential lots, four (4) outlots and one (1) street lot on 40.75 acres zoned “RR” Rural Residential District and “LDR” Low Density Residential District. The subject property includes four (4) properties addressed as 8068 NW 27th Court and 2900 and 2906 NW 82nd Avenue, located within Section 28 of Crocker Township.

Seana Field gave the staff presentation and recommendation.

Let the record show that Shane Devick with Civil Engineering Consultants, Inc., 2400 86th Street, Unit 12, Des Moines, IA 50322, was present to represent the Major Preliminary Plat.

Let the record show that no one from the general public was present in support of, or in opposition to, The Reserve at Rock Creek Major Preliminary Plat.

After the staff presentation and discussion between the commissioners, a motion was made by Fairchild and seconded by Bales to **approve** The Reserve at Rock Creek Major Preliminary Plat and the three (3) requested waivers in accordance with staff’s recommendation as outlined in the staff report.

Vote: Yea: Steinbach, Stier, Fairchild, Hicks, Bales, and Schroder. Nay: None. Abstain: None.
Absent: Campbell.

H) Public Comments: None.

I) Report from the Zoning Administrator: None.

J) Adjournment:

Motion was made by Chairperson Steinbach to adjourn the meeting until the next scheduled Zoning Commission meeting on March 23, 2020.