

POLK COUNTY ZONING COMMISSION  
MEETING MINUTES

The Polk County Zoning Commission held their regularly scheduled meeting on Monday, April 22, 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, Michael Fairchild and Pennie Carroll. Absent: Samantha Groark.

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

- B) Acceptance of the March 25, 2024 meeting minutes:

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

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

- C) Advertised Public Hearings:

**Item 1. 2024-14429 – Rezoning Petition**

Rezoning Petition – 0.64 acres located at 1300 NE 72nd Avenue, Ankeny, being located on the north side of NE 72nd Avenue 225 feet west of the intersection of NE 72nd Avenue and NE 14th Street, within the N ½ of the SE ¼ of Section 35, Township 80 North, Range 24 West of the 5th P.M. (Crocker Township).

Tommy Howard gave the staff presentation and recommendation.

Let the record show that 28 notices were mailed, with one (1) response received in support, and two (2) responses received in opposition, of the request.

Let the record show the members of the board asked questions to staff.

Let the record show Jon and Joe Gioffredi of GIO Commercial LLC (Prospective Buyer), 7075 NE 14th Street, Ankeny, IA 50023, with consent from Catherine Smith of CES Holdings LLC (Contract Buyer), 1501 NW Parkridge Place, Ankeny, IA 50023, and Tara Meredith of DRA Properties LC (Title Holder), 1525 NE 36th Street, Ankeny, IA 50021 were present to represent this item.

Let the record show that there was discussion among the Commissioners, Staff, Jon Giffredi, and Joe Gioffredi.

Let the record show that Dave Vance of Alpha One (Real Estate Agent), 605 SE Peterson Drive, Ankeny, IA 50021 was present to represent this item.

Let the record show there was no one present in opposition of this item.

Let the record show that there was discussion among the Commissioners.

Let the record show that Jon Gioffredi, 7075 NE 14th Street, Ankeny, IA 50023, 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 Carroll to **approve** the Rezoning Petition.

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

- D) Unfinished Business: None.
- E) Consent – New Business: None.
- F) Action Items – New Business: None.
- 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 shared that Justin Peterson, Planner joined the team in January 2024 and John Waksow, Planner joined the team in April 2024. Brian answered questions from the board and updated the board regarding the comprehensive plan and zoning map amendment request for NE 150<sup>th</sup> Avenue and NE White Oak Drive.

- J) Adjournment:

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