

## Proceedings of the Polk County Zoning Commission

The Polk County Zoning Commission held a scheduled meeting on Monday, November 25, 2019 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.

**MEMBERS PRESENT:** Ray Sprague, Michael Fairchild, Merle Hicks, Mikki Stier and David Campbell.

**MEMBERS ABSENT:** Frank Steinbach and Kristi Bales.

Present from the Polk County Public Works Department, Planning Division were Seana Perkins, Land Use Planning Coordinator, Brian McDonough, Planner, and Jennifer Green, Recording Secretary.

It was moved by Campbell and seconded by Fairchild to **approve** the October 28, 2019 minutes as submitted.

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

**Consent New Business:** None.

### **Advertised Public Hearings:**

#### **Discussion – New Business:**

**Item 1. 2019-08507 – Rezoning Petition – Approximately 0.70 acres located at the northwest corner of NW 6th Drive and NW 66th Avenue within the unincorporated area of Saylorville, and addressed as 6606 NW 6th Drive, Section 3 of Saylor Township**

**Petitioner:** Randy L. Johnson, Jr. (Property Owner), 6606 NW 6th Drive, Des Moines, IA 50313.

**Request:** Comprehensive Plan Amendment and Zoning Map Amendment to change the Future Land Use Map designation from Neighborhood Commercial to Low Density Residential and to change the Zoning Map from “NB” Neighborhood Business District to “LDR” Low Density Residential District.

Brian McDonough gave the staff presentation and recommendation.

Let the record show that Randy L. Johnson, Jr., 6606 NW 6<sup>th</sup> Drive Des Moines, IA, was present to represent the petition.

Let the record show that Doug Sassman, owner of the property at 6633 NW 6<sup>th</sup> Drive, Des Moines, IA, was present to speak in favor of the Rezoning Petition.

After Zoning Commission deliberation, a motion was made by Campbell and seconded by Hicks, to **approve** the 2030 Polk County Comprehensive Plan Future Land Use Map Amendment from the Neighborhood Commercial Classification to the Low Density Residential Classification and the Zoning Map Amendment from the "NB" Neighborhood Business District to the "LDR" Low Density Residential District for approximately 0.70 acres of property located at the northwest corner of NW 6th Drive and NW 66th Avenue and addressed as 6606 NW 6th Drive, within Section 3 of Saylor Township, in accordance with staff's recommendation as outlined in the staff report.

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

**Discussion – New Business:**

**Item 1. 2019-08521 – Wolver Estate**

Major Preliminary Plat proposes 4 single-family lots and 2 lots for street dedication on 15 acres zoned "RR" Rural Residential District. The subject property is located at 5190 SE 104th Street, Runnells, IA 50237, Section 28 of Camp Township.

Seana Perkins gave the staff presentation.

Let the record show that Terry Coady of Snyder & Associates, Inc. at 2727 Snyder Boulevard, Ankeny, IA was present to represent the major preliminary plat.

After Zoning Commission deliberation, a motion was made by Hicks and seconded by Campbell, to **approve** the Wolver Estate Preliminary Plat in accordance with staff's recommendation, including the requested waiver to allow a block length that exceeds 1,320 feet.

Vote: Yea: Hicks, Campbell, Sprague, Fairchild, & Stier. Abstain: None. Nay: None. Absent: Steinbach & Bales.

**Public Comments:** None.

**Report from the Zoning Administrator:** Seana informed the board that the December meeting is cancelled.

**Adjournment:**

A motion was made by Vice-Chairperson Sprague to adjourn the meeting until the next scheduled Zoning Commission meeting on January 27, 2020.