

POLK COUNTY ZONING COMMISSION  
MEETING MINUTES

The Polk County Zoning Commission held their regularly scheduled meeting on Monday October 25, 2021 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, Merle Hicks, Pennie Carroll, Maryfrances Evans, and Kelly Garoutte. Absent: None.

Present from the Polk County Public Works Department: Bret VandeLune, Planning and Development Manager, Brian McDonough, Land Use Planning Coordinator, Chris Meeks, Planner, Seth Cloe, Planning Intern and Ashley Davidson, Recording Secretary.

- B) Acceptance of the September 27, 2021 meeting minutes:

Motion was made by Garoutte and seconded by Hicks to **approve** the minutes as presented.

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

- C) Advertised Public Hearings:

**Item 1. 2021-10816 Rezoning Petition – Rezone 12.75 acres located on the south side of NE 78<sup>th</sup> Avenue, approximately one-half (½) mile east of NE 112<sup>th</sup> Street and one-half (½) mile west of NE 120<sup>th</sup> Street, being addressed as 11653 NE 78<sup>th</sup> Avenue, Mitchellville, Section 36 of Franklin Township**

**Petitioners:** John and Julie Vanderpool (Property Owners), 6665 NW 10<sup>th</sup> Street, Des Moines, IA 50313

**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.

Chris Meeks gave presentation and recommendation.

Let the record show that John & Julie Vanderpool, 6665 NW 10<sup>th</sup> St, Des Moines, IA 50313, were present to represent and speak in support of the item.

Let the record show that 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 Fairchild and seconded by Evans to **deny** the requested 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, in accordance with staff’s recommendation.

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

- D) Unfinished Business: None
- E) Consent – New Business: None
- F) Action Items – New Business:

**Item 1. 2021-10877 – Runnells 66**

**Major Preliminary Plat proposes a total of three (3) single-family residential lots on approximately 46.067 acres of land zoned “RR” Rural Residential District. The subject property is addressed as 10118 SE 32<sup>nd</sup> Avenue, and is located southeast of the intersection of SE 32<sup>nd</sup> Avenue and SE 100<sup>th</sup> Street, within Section 21, Camp Township.**

Chris Meeks gave the presentation and staff recommendation.

Let the record show that Matt Hovda, Cooper Crawford & Associates, 475 S 50<sup>th</sup> St #800, West Des Moines, IA 50265, was present to represent this item.

Bret Vandelune answered Commissioner questions regarding the block length waiver request and historical residential zoning of the Camp Township area.

After the staff presentation and discussion between the Commissioners, a motion was made by Fairchild to approve the request. The motion failed due to lack of a second.

After further discussion by the Commission, a motion was made by Fairchild and seconded by Hicks to **approve** the Preliminary Plat of Runnells 66 in accordance with Staff’s recommendation, including the requested block length waiver from the Subdivision Ordinance, with the condition that no more than three (3) total lots be permitted for the development, and that any significant changes to the proposal requires re-approval of the preliminary plat by the Zoning Commission.

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

- G) Discussion – New Business: None
- H) Public Comments:

Chairman Steinbach commented that he believes all applicants for items on the agenda need to attend the meetings to answer questions and clarify their identity for the Commission members. He reiterated their attendance is important, not just the attendance of their consultant or representative.

- I) Report from the Zoning Administrator:

Bret Vandelune advised the Commissioners of the following upcoming events regarding the 2050 Comprehensive Plan Update:

- a) Advisory Committee meeting, October 26, 2021 at 11:30 AM regarding the Corridor and Villages plans.
- b) NE 14<sup>th</sup> Street Corridor Public Meeting, November 2, 2021 at 6:00 PM located at Polk County Public Works, 5885 NE 14<sup>th</sup> St, Des Moines, IA 50313

- c) Broadway Avenue Corridor Public Meeting, November 3, 2021 at 6:00 PM located at Norwoodville Community Center, 3077 N.E. 46th Avenue, Des Moines, IA 50317
- d) NW 2<sup>nd</sup> Street Corridor Public Meeting, November 4, 2021 at 6:00 PM located at Polk County Public Works, 5885 NE 14<sup>th</sup> St, Des Moines, IA 50313

J) Adjournment:

Chairperson Steinbach adjourned the meeting until the next scheduled Zoning Commission meeting on November 22, 2021