

POLK COUNTY ZONING COMMISSION
MEETING MINUTES

The Polk County Zoning Commission held their regularly scheduled meeting on Monday, June 28, 2021 at 7:00 P.M. in Conference Room A of the Polk County Public Works Department, Planning & Development Division, 5885 NE 14th 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, Maryfrances Evans, and Kelly Garoutte. Absent: Kasi Wolfer and Pennie Carroll.

Present from the Polk County Public Works Department: Bret VandeLune, Planning and Development Manager, Jennifer Ellison, Planner, Chris Meeks, Planner, and Ashley Davidson, Recording Secretary.

- B) Acceptance of the May 24, 2021 meeting minutes:

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

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

- C) Advertised Public Hearings – None
D) Unfinished Business – None
E) Consent – New Business – None
F) Action Items – New Business:

Item 1. 2021-10405 Grant Acres

Major Preliminary Plat proposes a total of 14 single family residential lots on approximately 29.65 acres zoned “RR” Rural Residential District. The subject property is located approximately ¼ mile northwest of the NW 120th Avenue and NW 128th Street intersection, within Section 31 of Jefferson Township.

Let the record show that Mark Lee with Lee Chamberlin Consultant Engineers, 10430 New York Avenue, Urbandale, Iowa, and Mike Siedsma & Andrew Lee with GS Land Fellows, LLC, 834 SW 46th St, Ankeny, Iowa, were present to represent the Major Preliminary Plat.

Jennifer Ellison gave the staff presentation and recommendation.

Let the record show that Pennie Carroll joined the meeting at 7:06 during the staff presentation.

Let the record show that no one from the general public was present in support of, or in opposition to, this item.

After the staff presentation and discussion between the commissioners, a motion was made by Fairchild and seconded by Evans to **approve** the Major Preliminary Plat of Grant Acres in accordance with Staff's recommendation.

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

G) Discussion – New Business – None

H) Public Comments:

Merle Hicks requested clarification on the boundaries and annexations regarding the City of Bondurant.

I) Report from the Zoning Administrator:

Bret Vandelune introduced the newest Planner with the department, Chris Meeks. He also introduced the intern that is present for the summer, Seth Cloe. Bret also provided an update regarding the status of the 2050 Comprehensive Plan. The public input phase was paused to allow for additional public engagement opportunities. Now that in-person public meetings are able to resume it is expected that additional meetings and events will be scheduled for public participation and input.

J) Adjournment

Chairperson Steinbach adjourned the meeting until the next scheduled Zoning Commission meeting on July 26, 2021.