

POLK COUNTY ZONING COMMISSION
MEETING MINUTES

The Polk County Zoning Commission held their regularly scheduled meeting on Monday, March 28, 2022 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, Merle Hicks, Maryfrances Evans, Kelly Garoutte, and Pennie Carroll. Absent: Michael Fairchild. Also present from the Polk County Public Works Department: Bret VandeLune, Planning and Development Manager; Brian McDonough, Land Use Planning Coordinator; Chris Meeks, Planner; and Ashley Davidson, Recording Secretary

B) Acceptance of the February 28, 2022 meeting minutes:

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

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

C) Advertised Public Hearing:

Item 1. 2022-11196 Rezoning Petition – 23.009-acres located at the northeast corner of the property addressed as 2977 NW 66th Avenue, within the West ½ of the NW ¼, of Section 4 of Township 79 North, Range 24 West of the 5th P.M. (Saylor Township).

Petitioner: Steven Klein (Property Owner), P.O. Box 1123, Johnston, IA 50131

Request: Comprehensive Plan and Zoning Map Amendment to change the Future Land Use Map classification from Neighborhood Commercial to Agricultural, and to change the Zoning Map from the “NB” Neighborhood Business District (with conditions) to the “AG” Agricultural District (with no conditions).

Chris Meeks gave the staff presentation and recommendation.

Let the record show that Steve Klein, owner, 6789 NW Toni Dr, Des Moines, IA, was present to represent the item.

Let the record show that a total of 19 notices were mailed to property owners within 500 feet of the subject property. To-date staff has received two (2) responses in support and one (1) in opposition of the request.

Let the record show that Gabe Bosma, 505 NW 51st Pl, Des Moines, IA, was present to support the item.

After the staff presentation, and discussion between the commissioners, staff and applicant, a motion was made by Hicks and seconded by Carroll to **approve** the requested Comprehensive Plan and Zoning Map Amendments to change the Future Land Use Map from the Neighborhood Commercial classification to the Agricultural classification, and to change the Zoning Map from

the “NB” Neighborhood Business District (with conditions) to the “AG” Agricultural District (with no conditions), as recommended by staff.

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

D) Unfinished Business: None

E) Consent – New Business: None

F) Action Items – New Business: None

G) Discussion – New Business:

Item 1. Discussion – Polk 2050 Comprehensive Plan

Work session with Planning Staff, Consultant and Zoning Commissioners on draft chapters, future land use plan and schedule for Polk 2050 Comprehensive Plan.

Chris Shires and Abbey Hebbert with Confluence presented the proposed Future Land Use Map, draft land use chapter, and went over key elements of the proposed 2050 Polk County Comprehensive Plan. These items were discussed in greater detail by the Commissioners, consultant and staff, including questions from the Commission.

H) Public Comments:

Let the record show that Steve Klein, 6789 NW Toni Dr, Des Moines, IA, stated that property owners directly affected by the 2050 Comprehensive Plan and zoning map changes should be notified directly.

I) Report from the Zoning Administrator:

Bret VandeLune provided a brief update on the following topics: 2050 Comprehensive Plan timeline and upcoming meeting dates, planned Broadway Avenue expansion project, upcoming Iowa State University Extension Planning & Zoning Workshop, and staff changes, including the departure of Jennifer Ellison and recent hire of Tommy Howard for the planner position.

J) Adjournment:

A motion was made by Evans and seconded by Carroll to adjourn until the next scheduled Zoning Commission meeting.

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