

Final Agenda

Polk County Zoning Commission
Monday, October 28, 2019 - 7:00 P.M.
Polk County Public Works, Planning & Development Division
5885 NE 14th Street, Des Moines, Iowa.

- A) Roll Call
 - Frank Steinbach
 - Ray Sprague
 - Michael Fairchild
 - Mikki Stier
 - David Campbell
 - Merle Hicks
 - Kristi Bales
- B) Acceptance of the September 23, 2019 meeting minutes
- C) Consent - New Business – None
- D) Advertised Public Hearings

Item 1. 2019-08148 – Rezoning Petition – 20.04 acres located south of NE 66th Avenue, Part of Geoparcels 7924.02.426.001, Section 2 of Saylor Township

Petitioner: Perficut Partners LLC (Property Owner) 6550 NE 14th Street, Des Moines, Iowa 50313. The Petitioner is represented by Erin Ollendike with Civil Design Advantage, 3405 SE Crossroads Drive, Suite G, Grimes, Iowa 50111.

Request: Comprehensive Plan Amendment and Zoning Map Amendment to change the Future Land Use Map designation from Medium Density Residential to Light Industrial and to change the Zoning Map from “MDR” Medium Density Residential District to “LI” Light Industrial District with conditions.

Item 2. 2019-08330 – Rezoning Petition – 2.37 acres located approximately 70 feet southeast of the NE 43rd Court and East Aurora Avenue intersection and addressed as 4175 NE 43rd Court, Section 21 of Delaware Township

Petitioner: Tony Schmalz (Property Owner) APS DM, LLC, 4175 NE 43rd Court, Des Moines, Iowa 50317-4625 represented by Doug Saltgaver with Engineering Resource Group, Inc., 2413 Grand Avenue, Des Moines, Iowa 50312.

Request: Comprehensive Plan Amendment and Zoning Map Amendment to change the Future Land Use Map designation from Low Density Residential to Light Industrial and to change the Zoning Map from “LDR” Low Density Residential District to “LI” Light Industrial District.

- E) Unfinished Business - None
- F) Discussion - New Business - None
- G) Public Comments
- H) Report from the Zoning Administrator
- I) Adjournment

POLK COUNTY PLANNING & ZONING COMMISSION

The Polk County Planning & Zoning Commission reviews requests for zoning changes, plan amendments, text amendments, new subdivision developments and other items as required by law and makes recommendations to forward to the Board of Supervisors for action.

POWERS & DUTIES:

The Polk County Planning & Zoning Commission is tasked with the following:

1. **Plan amendments.** To review proposed amendments to the Polk 2030 Comprehensive Plan and Map, hold a public hearing and forward its recommendations to the Board of Supervisors.
2. **Rezoning.** To recommend the boundaries of the various zoning classification districts and appropriate regulations and restrictions to be enforced and hold public hearings on proposed changes, before submitting a written recommendation to the Board of Supervisors. The Board of Supervisors shall not hold its public hearing to take action until it has received the recommendation of the Planning & Zoning Commission.
3. **Text Amendments.** To recommend to the Board of Supervisors amendments, supplements, changes or modifications to the Polk County Zoning Ordinance.
4. **Other Duties.** To perform all other duties assigned to the Planning and Zoning Commission in the Polk County Zoning Ordinance.

MEETING PROCEDURE:

1. County staff will present the staff report and recommendation.
2. Applicant will present the request.
3. Proponents and then opponents from the public are allowed to speak in that order. When providing testimony, step up to the podium and begin with name and address to be added to the record.
4. Applicant rebuttal.
5. The hearing will then be closed and the Planning & Zoning Commission will discuss and vote on the issue.
6. All comments are to be germane to the item under consideration and speakers are to maintain a courteous manner.
7. Items listed on the consent portion of the agenda will not be individually discussed and will be considered for approval in accordance with the recommendation in the staff report unless an individual present or member of the Planning & Zoning Commission requests that the item be removed from the consent agenda and considered separately under the discussion portion of the public hearing agenda.

The information identified on this agenda may be obtained in accessible formats by qualified persons with a disability. To receive more information or to request an accommodation to participate in a meeting, hearing, service, program, or activity conducted by this department/office, please contact Polk County Public Works, Planning staff; 5885 NE 14th Street, Des Moines, Iowa 50313 at (515) 286-3705.