

POLK COUNTY ZONING COMMISSION
MEETING MINUTES

The Polk County Zoning Commission held their regularly scheduled meeting on Monday, August 26, 2024 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) Roll Call - Members Present: Merle Hicks, Kelly Garoutte, Maryfrances Evans, Michael Fairchild, and Frank Steinbach. Absent: Pennie Carroll and Samantha Groark.

Present from the Polk County Public Works Department: Brian McDonough, Planning and Development Manager; Tommy Howard, Land Use Planning Coordinator; and Kendra Glider, Recording Secretary.

- B) Acceptance of the July 22, 2024 meeting minutes:

A motion was made by Evans and seconded by Hicks to **approve** the minutes as presented.

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

Let the record show the commissioner, Pennie Carroll, arrived to the meeting.

- C) Advertised Public Hearings:

Item 1. 2024-15318 – Zoning Ordinance Amendments

Proposed text amendments to the Polk County Zoning Ordinance.

Chair Steinbach opened the Public Hearing.

Brian McDonough, Planning & Development Manager, introduced the proposed amendments to the Zoning Ordinance. He went through all of the proposed changes in the ordinances specifically Stormwater and Erosion Control Management, Animal Regulation, Stormwater Detention Easements regarding fences, and ADA Waiver Process.

Let the record show there was discussion among commission members.

A motion was made by Fairchild and seconded by Garoutte to **approve** the proposed text amendments to the Polk County Zoning Ordinance and for this recommendation to be forwarded to the Polk County Board of Supervisors.

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

- D) Unfinished Business: None.

- E) Consent – New Business:

Item 1. 2024-15156 – Delaney Acres Plat 1

Major Preliminary Plat proposes two (2) single-family residential lots and two (2) outlots on approximately 15.14 acres zoned “LDR” Low Density Residential District. The subject property has an address of 4789 NE 33rd Court, Des Moines and is located east of the intersection of NE 33rd Court and NE 48th Avenue, being within the SE ¼ of Section 17, Delaware Township.

It was moved by Hicks and seconded by Carroll to **approve** Item1. 2024-15156 according to the staff report and recommendation.

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

F) Action Items – New Business:

Item 1. 2022-11700 – Fisher Lane Ridge

Major Preliminary Plat proposes three (3) single-family residential lots and one (1) street lot on approximately 5.09 acres zoned “RR” Rural Residential District. The subject has an address of 7025 NW Fisher Lane, Ankeny and is located at the northwest corner of the intersection of NW Fisher Lane and NW 28th Street, being within the SW ¼ of Section 33, Crocker Township.

Tommy Howard gave the staff presentation and recommendation.

Let the record show that the members of the Commission asked question to staff.

Let the record show that Terry Coady of Snyder & Associates on behalf of Jason and Amber Swenson, 2727 SW Snyder Boulevard, Ankeny, Iowa 50023, was present to represent this item and answered questions from the Commissioners.

Let the record show that there was no one present in favor of this item.

Let the record show there was no one present in opposition of this item.

After the staff presentation, applicant representative introduction and questions followed by discussion among the Commissioners, a motion was made by Fairchild and seconded by Evans to **approve** Fisher Lane Ridge.

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

G) Discussion – New Business: None.

H) Public Comments: None.

I) Report from the Zoning Administrator:

Zoning Administrator, Brian McDonough, shared that there are room upgrades and noted that Commissioners would be interested in bigger screens.

J) Adjournment:

A motion was made by Garoutte and seconded by Carroll to adjourn the meeting.

Chairperson Steinbach asked for a voice vote to adjourn. Voice vote was unanimous to adjourn the meeting.