

POLK COUNTY ZONING COMMISSION
MEETING MINUTES

The Polk County Zoning Commission held their regularly scheduled meeting on Tuesday May 26th, 2020 at 7:00 P.M. **Due to the COVID-19 public health emergency, the meeting was held by voice and video conference only. The Public Works building is currently closed to the public. All Commissioners, staff, applicants and public were invited to join the meeting by using the link or phone number provided.**

Roll Call - Members Present: Frank Steinbach, Mikki Stier, Michael Fairchild, Dave Campbell, Merle Hicks, Kristi Bales, and Rose Schroder.

Present from the Polk County Public Works Department: Bret VandeLune, Planning and Development Manager, Seana Field, Land Use Planning Coordinator, Brian McDonough, Planner and Jennifer Green, Recording Secretary.

A) Acceptance of the Monday, April 27, 2020, meeting minutes:

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

Vote: Yea: Bales, Hicks, Stier, Fairchild, and Campbell. Nay: None. Abstain: Schroder. Absent: Steinbach (call was dropped briefly during vote).

B) Advertised Public Hearing:

Item 1. 2020-08987 – Rezoning Petition – Approximately 1.5 acres located at the northwest corner of NW 26th Street and NW 66th Avenue and addressed as 6654 NW 26th Street in Section 4 of Saylor Township.

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

Request: Zoning Map Amendment to change the Zoning Map from “NB” Neighborhood Business District with Conditions to “NB” Neighborhood Business District.

Seana Field gave the staff presentation and recommendation.

Let the record show that Steven Klein, P.O. Box 1123, Johnston, Iowa 50131, was present to represent the Rezoning Petition. Steven was unable to connect to audio but was in contact with County staff prior to the meeting commencing.

Let the record show that there was no one present in opposition of the Rezoning Petition.

After the staff presentation and discussion between the commissioners, a motion was made by Bales and seconded by Stier to approve the requested Zoning Map Amendment to change the Zoning Map from “NB” Neighborhood Business District with Conditions to “NB” Neighborhood Business District and removing all conditions for the rezoning area, in accordance with staff’s

recommendation and reasoning cited in the staff report.

Vote: Yea: Hicks, Fairchild, Steinbach, Stier, Campbell, Schroder and Bales. Nay: None. Abstain: None.

C) Unfinished Business: None.

D) Consent – New Business:

Item 1. 2020-09005 – Zunkel Estates Plat 1

Major Preliminary Plat proposes 2 single-family residential lots and 2 lots for street dedication on approximately 8.76 acres zoned “ER” Estate Residential District. The subject property includes two (2) parcels, addressed as 14150 NW Madrid Drive and District/Parcel 280/00242-001-006 located within Section 20 of Union Township.

Chairman Steinbach recused himself from participating in the Consent portion of the agenda, therefore Stier Chaired this item. A motion was made by Bales and seconded by Schroder to **approve** the Consent – New Business item.

Vote: Yea; Bales, Stier, Campbell, Fairchild, Hicks, and Schroder. Nay: None. Abstain: Steinbach. Absent: None.

E) Discussion – New Business:

Item 1. 2020-08970 – Spry Plat 1

Major Preliminary Plat proposes two (2) single-family residential lots on approximately ten (10) acres zoned “RR” Rural Residential District. The subject property is located at 150 SE Garrett Drive, within Section 5 of Camp Township.

Brian McDonough gave the staff presentation and recommendation.

Let the record show that consultant Mark Lee with Lee Chamberlin Engineers, 14030 New York Ave, Suite C, Urbandale, IA 50322, and property owner Chris Spry, 404 5th St NW, Mitchellville, IA 50169, were present to represent the Major Preliminary Plat.

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 Campbell and seconded by Stier to **approve** the Preliminary Plat of Spry Plat 1 in accordance with staff’s recommendation.

Vote: Yea: Bales, Stier, Steinbach, Fairchild, Campbell, Schroder and Hicks. Nay: None. Abstain: None Absent: None.

F) Public Comments: None.

G) Report from the Zoning Administrator: Bret VandeLune provided information on the upcoming

process for updating the County's Comprehensive Plan.

H) Adjournment:

Chairperson Steinbach adjourned the meeting until the next scheduled Zoning Commission meeting on June 22, 2020.