

PLAN AND ZONING COMMISSION MEETING

January 18, 2016

Direction: CITY1494.DSS

Chairperson Erickson called the regular meeting of the Plan and Zoning Commission to order at 5:30 p.m. on Monday, January 18, 2016, in the Council Chambers of the West Des Moines City Hall, located at 4200 Mills Civic Parkway, in West Des Moines.

Roll Call: Brown, Costa, Crowley, Erickson, Hatfield, Southworth.....Present
Andersen.....Absent

Item 1 - Consent Agenda

Item 1a - Minutes of the meeting of January 4, 2015

Chairperson Erickson asked for any comments or modifications to the January 4, 2016 minutes.

Moved by Commissioner Southworth, seconded by Commissioner Brown, the Plan and Zoning Commission approve the minutes of the January 4, 2016 meeting.

Vote: Brown, Costa, Crowley, Erickson, Hatfield, Southworth.....Yes
Andersen.....Absent

Motion carried.

Item 2 – Public Hearings

Item 2a – Self-Storage - Amend Title 9 (Zoning), Chapter 2 (Zoning Rules and Definitions), Chapter 6 (Commercial, Office, and Industrial Zoning District), Chapter 10 (Performance Standards), Chapter 15 (Off-Street Parking and Loading) to establish standards and regulations related to indoor self-storage and modify standards and regulations for self-storage mini-warehousing – City Initiated - AO-002949-2015

Chairperson Erickson opened the public hearing and asked the Recording Secretary to state when the public notice was published. The Recording Secretary indicated that the notice was published on January 8, 2016 in the Des Moines Register.

Chairperson Erickson asked for a motion to accept and make a part of the record all testimony and all other documents received at this public hearing.

Moved by Commissioner Hatfield, seconded by Commissioner Southworth, the Plan and Zoning Commission accept and make a part of the record all testimony and all other documents received at this public hearing.

Planner Tragesser outlined the provisions in the proposed ordinance which revised the definition of self-storage, allowed internal-access self-storage in office and professional commerce park zoning districts, revised the parking requirements, and established performance standards for external-access and internal-access self-storage facilities. Ms. Tragesser noted that the City received a request for an ordinance change to enable an internal-access (indoor) self-storage facility in West Glen on a parcel to the north of the Target store.

Chairperson Erickson questioned the situation that may occur where part of the parcel would not be able to be used for a building because of the requirement to plan for the parking that would be required in the case of a future re-use of the building as something other than self-storage. He asked if provision could be made for using more of the parcel where the property owner acknowledges that future re-use of the building may involve loss of building area to accommodate more parking required for the new use.

Planner Tragesser replied that a current situation exists where a site has fewer parking spaces than a re-use of the building requires. Ms. Tragesser pointed out that staff felt that it was more effective to show that future parking can be accommodated on the site than to request that part of a building be left vacant or demolished to meet the available parking.

Commissioner Crowley stated that he believed it would be better to address this specific request in the West Glen Town Center Planned Unit Development (PUD). Mr. Crowley felt that allowing self-storage in the office district may diminish the long-term value of these areas. He noted the re-use of the former publishing building at 4125 Westown Parkway as an example where instead of self-storage, this building was re-used as multi-tenant office. Commissioner Hatfield expressed agreement, and that in this situation it would be more suitable to amend the PUD for this site.

Chairperson Erickson inquired if this ordinance would prevent someone from walling off units and start renting them out. He was informed that this would not be allowed in an office designation.

Ms. Schemmel noted that staff was interested in obtaining a balance between the impacts of a proposed use and providing property owners the flexibility to pursue a variety of uses or users that are appropriate within the zoning. Staff had also been concerned with appearance and activity. It was felt that if a building had the appearance office building, it would match the context of the surrounding properties and mitigate any concerns of perceived value.

Chairperson Erickson commented that he was respectful of what staff was trying to accomplish and the mechanism being used, but was also cognizant of Commissioner Crowley’s and Commission Hatfield’s perspective.

Chairperson Erickson asked if anyone from the audience would like to speak to this item.

Justin Brown, Downing Construction, 2500 West 2nd Avenue, Indianola, stated that he had approached staff regarding this option. He appreciated all the dialogue and the work completed by staff.

Chairperson Erickson asked if anyone else would like to speak to this item; seeing none, closed the public hearing and asked for continued discussion or a motion.

Commissioner Crowley stated that for self-storage he would suggest amending the zoning and not allow in an office or commercial district. His preference would be to only allow self-storage in an industrial zoning district or in a PUD.

Moved by Commissioner Crowley, seconded by Commissioner Hatfield, the Plan and Zoning Commission recommended that action be deferred on this item to the February 1, 2016 Plan and Zoning Commission meeting, and directed staff to revisit the ordinance in light of the concerns expressed by the commissioners related to the recommendation for a proposed ordinance to establish standards and regulations related to indoor self-storage and modify standards and regulations for self-storage and mini-warehousing.

Vote: Brown, Costa, Crowley, Erickson, Hatfield, Southworth.....Yes
Andersen.....Absent
Motion carried.

Item 2b - Breweries - Amend Title 9 (Zoning), Chapter 6 (Commercial, Office and Industrial Zoning Districts), Section 6 (Commercial, Office and Industrial Use Regulations), Subsection C, Table 6.1 (Use Matrix) to revise the regulations of breweries and tap rooms that are between 5,000 sq. ft. and 10,000 sq. ft. in size and amend the approval process for breweries and tap rooms – City Initiated - AO-002956-2016

Chairperson Erickson opened the public hearing and asked the Recording Secretary to state when the public notice was published. The Recording Secretary indicated that the notice was published on January 8, 2016 in the Des Moines Register.

Chairperson Erickson asked for a motion to accept and make a part of the record all testimony and all other documents received at this public hearing.

Moved by Commissioner Crowley, seconded by Commissioner Brown, the Plan and Zoning Commission accept and make a part of the record all testimony and all other documents received at this public hearing.

Planner Tragesser stated that in response to a clarification request last year from the City’s codifier, staff requests approval of an ordinance amendment that would amend the commercial, office, and industrial zoning use matrix to address a discrepancy in brewery size and amend the approval process for breweries and tap rooms.

Chairperson Erickson asked if anyone from the audience would like to speak to this item; seeing none, closed the public hearing and asked for continued discussion or a motion.

Moved by Commissioner Brown, seconded by Commissioner Crowley, the Plan and Zoning Commission approve a resolution recommending to the City Council approval of the ordinance amendment.

Vote: Brown, Costa, Crowley, Erickson, Hatfield, Southworth.....Yes
Andersen.....Absent
Motion carried.

Item 3 – Old Business

There were no Old Business items on the agenda.

Item 4 – New Business

Item 4a – Guide One Mutual Insurance, 1200 12th Street – approval to allow two temporary trailers for housing of employees during a building remodel – GC3, LLC – SP-002964-2016

In the absence of the applicant, Development Coordinator Schemmel summarized the requested approval to allow for two temporary trailers during the Guide One building remodel to house employees. She stated that this approval was similar to the process used to approve Microsoft’s request for temporary facilities.

Chairperson Erickson asked if anyone from the audience would like to speak to this item; seeing none, asked for continued discussion or a motion.

Moved by Commissioner Hatfield, seconded by Commissioner Southworth, the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Site Plan to allow the

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implementation of two temporary trailers to that site located at 1200 12th Street, subject to the applicant meeting all City Code requirements and the following:

1. Removal of the trailers, decking, and ramps no later than May 31, 2016; and,
2. Applicant abiding by all Building and Fire Codes and West Des Moines Water Works regulations as they relate to the temporary trailers.

Vote: Brown, Costa, Crowley, Erickson, Hatfield, Southworth.....Yes
 Andersen.....Absent
 Motion carried.

Item 5 – Staff Reports

There were no staff reports.

Item 6 - Adjournment

Chairperson Erickson asked for a motion to adjourn the meeting.

Moved by Commissioner Hatfield, seconded by Commissioner Brown to adjourn the meeting.

Vote: Brown, Costa, Crowley, Erickson, Hatfield, Southworth.....Yes
 Andersen.....Absent
 Motion carried.

The meeting adjourned at 6:02 p.m.

Craig Erickson, Chairperson

Kimberly Taylor, Recording Secretary