

Direction: CITY1588.DSS

Chairperson Erickson called the regular meeting of the Plan and Zoning Commission to order at 5:30 p.m. on Monday, June 6, 2016, in the Council Chambers of the West Des Moines City Hall, located at 4200 Mills Civic Parkway, in West Des Moines.

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

Item 1 - Consent Agenda

Item 1a - Minutes of the meeting of May 23, 2016

Chairperson Erickson asked for any comments or modifications to the May 23, 2016 minutes.

Moved by Commissioner Hatfield, seconded by Commissioner Crowley, the Plan and Zoning Commission approved the May 23, 2016 meeting minutes.

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

Motion carried.

Item 2 – Public Hearings

There were no Public Hearing items on the agenda.

Item 3 – Old Business

There were no Old Business items on the agenda.

Item 4 – New Business

Item 4a – West Des Moines Public Services, 8850 Grand Avenue – Approval to grade site for future development – City of West Des Moines – GP-003097-2016

Monte Appelgate, Snyder & Associates, 2727 SW Snyder Boulevard, Ankeny, representing the applicant, requested approval to grade the site located at 8850 Grand Avenue. Mr. Applegate stated that he had been working on the rough grading plan with City Staff to ready the site for construction of the future public services complex. The proposed storm water detention will be located to the SW corner of the site with some detention located at the west corner which will work in conjuncture with a future fire training facility.

Mr. Appelgate expressed agreement with all staff recommendations and conditions of approval.

Planner Portz provided no additional comment.

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 Andersen, seconded by Commissioner Crowley, the Plan and Zoning Commission adopt a resolution approving the grading plan, subject to the applicant meeting all City Code requirements and the following:

1. Petitioner obtaining all appropriate city and state permits prior to initiating any grading on the site;
2. Prior to initiating any grading or placement of soil on the site, written confirmation be provided to the Building Division that the National Pollutant Discharge Elimination System (NPDES) General Permit No. 2 has been obtained from the Iowa Department of Natural Resources (IDNR).
3. The applicant installing and maintaining all necessary soil erosion measures and establishing the appropriate cover crop to aid in erosion prevention and mitigate soil runoff;
4. The applicant properly mowing and maintaining the cover crop to prevent weed growth (vegetation greater than ten (10) inches average) and the establishment of volunteer trees and brush; and,
5. The petitioner agreeing that any site work done to the site prior to the approval of any subsequent site plans is at their own risk, and that the final site grades will need to comply with any changes that are deemed necessary as part of those approvals.

Item 5 – Staff Reports

There were no staff reports.

Item 6 - Adjournment

Chairperson Erickson asked for a motion to adjourn the meeting.

Motion by Commissioner Andersen, seconded by Commissioner Crowley, to adjourn the meeting.

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

The meeting adjourned at 5:34 p.m.

Craig Erickson, Chairman

Kimberly Taylor, Recording Secretary