

Direction: CITY1634.DSS

Vice Chair Costa called the regular meeting of the Plan and Zoning Commission to order at 5:31 p.m. on Monday, August 15, 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, Brown, Costa, Crowley, Hatfield, Southworth.....Present
Erickson.....Absent

Item 1 - Consent Agenda

Item 1a - Minutes of the meeting of August 1, 2016

Vice Chair Costa asked for any comments or modifications to the August 1, 2016 minutes.

Moved by Commissioner Crowley, seconded by Commissioner Brown, the Plan and Zoning Commission approved the August 1, 2016 meeting minutes.

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

Motion carried.

Item 2 – Public Hearings

2a – Ordinance Amendment – Amend Title 9 (Zoning), Chapter 2 (Zoning Rules and Definitions), Chapter 14 (Accessory Structures), and Chapter 18 (Signs) to add a definition of “Flagpole” and establish regulations and performance standards pertaining to flagpoles – City initiated – AO-003171-2016

Vice Chair Costa 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 in the Des Moines Register on August 5, 2016.

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

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

Motion carried.

Planner Portz stated that this approval would amend City Code to allow additional flag poles in residential districts. Currently, only one pole is allowed in single family districts and many municipal buildings located in residential areas usually need three poles so they can fly the United States, school, and state flags. Mr. Portz pointed out that having three poles would better allow flags to be flown at half-staff since the flags wouldn't be in danger of touching the ground. The regulations and performance standards allowed for flags would be removed from the sign code and added to the accessory structures section of City Code. Flag poles would be limited to three with a 10 foot setback from the property line. He mentioned that flag poles in the Valley Junction Historic Business would have a zero setback, the

same as the buildings in that area.

Commissioner Crowley asked if any residential homeowner would be able to put up two or three flag poles. Planner Portz replied yes. He elaborated that a recent United States Supreme Court ruling stipulated that a municipal building (for example) cannot be treated differently from a single family home within the same zoning district.

Commissioner Crowley asked if a permit was required to install a flag pole. Mr. Portz replied that a permit is not required to have a flag pole.

Vice Chair Costa 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 Andersen, seconded by Commissioner Brown, the Plan and Zoning Commission approve a resolution recommending to the City Council Approval of the ordinance amendment.

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

Item 3 – Old Business

There were no Old Business items to address.

Item 4 – New Business

4a – Kings Landing, south of Stagecoach Drive and west of South 95th Street – Approval of grading plan – Kings Landing LLC - GP – 003121-2016

Emily Harding, Civil Design Advantage, 3405 SE Crossroads Drive, Grimes, representing the applicant, requested approval to begin grading the undeveloped property located south of Stagecoach Drive and west of S. 95th Street. This would be Phase 2 of the Kings Landing project located west of Kings Landing Plat 1 and west of Sugar Creek Drive. This property contains approximately 110 acres and when developed will have over 200 sf lots. The existing drainage patterns will be maintained and the two proposed bottom detention areas will be utilized.

Planner Tragesser had nothing further to add to the staff report, but recommended approval for the project.

Commissioner Costa asked about the paving of Mills Civic Parkway. Ms. Tragesser informed the Commissioners that eventually Mills Civic Parkway would be paved to Grand Prairie Parkway.

Commissioner Costa recalled and asked if Kings Landing Plat 1 had an issue with tree removal. Ms. Tragesser responded that there was neighborhood concern with tree removal during the construction of Plat 1, but that Plat 2 consists mostly farm land and is not as tree covered.

Moved by Commissioner Crowley, seconded by Commissioner Hatfield, 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. Providing final grading plan documents addressing remaining staff comments, prior to commencing grading.
2. Providing the City a copy of the NPDES Permit for this site, prior to commencing grading.

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

Item 5 – Staff Reports

There were no staff reports.

Item 6 - Adjournment

Vice Chair Costa asked for a motion to adjourn the meeting.

Motion by Commissioner Southworth, seconded by Commissioner Brown, to adjourn the meeting.

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

The meeting adjourned at 5:47 p.m.

Chris Costa, Vice Chairman

Kimberly Taylor, Recording Secretary