

**CITY OF WEST DES MOINES  
DEVELOPMENT AND PLANNING  
CITY COUNCIL SUBCOMMITTEE MEETING  
City Hall Training Room**

Tuesday, September 5, 2017

**Attending:**

Council Member John Mickelson  
Council Member Kevin Trevillyan  
City Attorney Richard Scieszinski  
City Manager Tom Hadden  
Deputy City Manager Jamie Letzring  
Planner Kara Tragesser  
Planner Brad Munford

Development Director Lynne Twedt  
Development Coordinator Linda Schemmel  
Principal Engineer Ben McAlister  
Communications Specialist Lucinda Stephenson  
Planner Karen Marren  
Planner Brian Portz

Guests:

Item #1 - Ron Sweeney, Maple Grove Church  
Shane Devick, Civil Engineering Consultants  
Item #4 - Jim Miller, Historic VJ Foundation

The meeting of the Development and Planning City Council Subcommittee was called to order at 7:30 a.m.

**1. Maple Grove United Methodist Church and 92<sup>nd</sup> Street – Ron Sweeney**

Shane Devick, Civil Engineering Consultants, explained that Maple Grove Church's current building is located in an area which will be affected when Ashworth Road is widened. The church has funding and building plans ready to proceed, but needs confirmation from the City regarding access. Maple Grove has had discussions with property neighbor Don Roose regarding development of additional streets, but has not reached a conclusion.

Maple Grove Church has been working with the City regarding replacing their existing structure with a new 4,155sf church and community center with plans for further expansion in the future. It is anticipated that the widening of Ashworth Road will necessitate the relocation to a different location on their property at 9391 Ashworth Road.

Principal Engineer Ben McAlister outlined three options. Option 1 is to locate 92<sup>nd</sup> Street as far east as possible. This creates an unbuildable space west of the church on the Roose property. Under this scenario the church would not be able to access Ashworth Road and would need to use 92<sup>nd</sup> Street and Oxford Drive. Since neither 92<sup>nd</sup> Street nor Oxford Drive are not located adjacent to the Church property an access agreement would be required with the adjacent landowners. Option 2 moved 92<sup>nd</sup> Street as far west as possible. At this location one access from Ashworth Road into the church appears feasible. The area between the church property and 92<sup>nd</sup> Street is now more developable. The Church still does not have direct access to either Oxford or 92<sup>nd</sup>, so access easements from the intervening property owners would still be necessary. Option 3 has a similar alignment of 92<sup>nd</sup> Street but locates Oxford Drive along the north boundary of the church property. Oxford Drive would be the full access location and the Church would be responsible for their share of Oxford Drive. The Church's second access would come from Ashworth, thus no need to access 92<sup>d</sup> Street. The City and Church prefer Option 3.

*Direction: Council Members were supportive of aligning 92<sup>nd</sup> Street and Oxford Road as access points for Maple Grove Church, and requested that Mr. Roose be invited to attend the next sub-committee meeting for further discussion.*

**2. Wirtz PUD (901 S. 50<sup>th</sup> Street) Indoor Storage as Office Use**

Planner Kara Tragesser indicated that a developer is interested in purchasing this property for use as an indoor storage facility. The facility would be within 300sf of residential property, however the exterior

façade of the structure would be limited in height to two stories, and the site would include underground parking. There would be an office appearance with indoor access to the storage units. The PUD states that within 300' of residential, office uses only area allowed and uses otherwise allowed in PCP zoning are prohibited. Due to recent Council approval of indoor storage in office districts, Staff are asking whether the indoor storage would be considered office use since it appears as an office use.

City Attorney Dick Scieszinski commented that the indoor storage as currently defined by the City is an acceptable use of office space.

*Direction: Council Members were supportive of allowing the Indoor Storage as an office use.*

### 3. Mercy Clinic Neighborhood Response

Planner Kara Tragesser provided an update noting that only one neighbor has contacted her regarding the location of Mercy Clinic at 1525-1535 Grand Ave. There have been a few other comments to other City staff, however public comment has been limited so far to concerns regarding site impact due to work hours, parking, and drainage. Principal Engineer Ben McAlister noted that drainage issues would be addressed with the site plan. Planner Tragesser noted that this would not be an Emergency Care provider and normal office hours would be followed, with possibly some Saturday hours. There will be a 30ft buffer between the site and adjacent residential. A public hearing regarding the site plan will be held providing citizens with additional opportunity to respond.

Council Member Trevillyan raised a concern regarding traffic backing up on Grand due to Sacred Heart School students being dropped off and picked up. Principal Engineer Ben McAlister noted that it would be cost-prohibitive to amend the current traffic pattern with the limited times being affected. Director Twedt commented that City staff have offered suggestions to school administrators regarding improvements they could make to alleviate some of the traffic issues.

*Direction: Council Members were supportive of moving forward with the proposal.*

### 4. Valley Junction Murals

Director Twedt provided two examples of murals recently proposed for private property and raised the question of whether the approval process would be better by someone other than staff, possibly the Arts Council. She noted that there is a conflict when the mural includes business name and information which would change the image to signage and would then be restricted in size. There was discussion regarding legally defining appropriate content and the challenge of enforcement.

*Recommendation: Council Members were supportive of staff continuing to be the approving party for murals with recommendation that applicants exclude signage components from the mural art.*

### 5. Upcoming Projects – A map was provided with a brief description of each.

- a. **Majestic Oaks Plat 1** (NW corner of Kingswood Ct and Stagecoach Dr): Plat property into 16 single family detached lots, 16 outlots to define floodplain areas and remnant common ground, and 2 street lots (FP-003576-2017)
- b. **Westport Plat 1** (generally at the NW corner of Wendover Road and Mills Civic Pkwy): Subdivide the property into 55 single family lots, 4 outlots for detention, parkland, greenway and future development. This is phase one of two anticipated plats: the second phase will add 81 more single family lots (FP-003602-2017)
- c. **Smash Park** (6625 Coachlight Dr): Grading plan allowing rough grading of site in anticipation of new building (Plan and Zoning Commission approval only) GP-003610-2017
- d. **AAA Storage** (6340 Stagecoach Dr): Allowance for indoor storage facility in Regional Commercial (BOA review: site plan to follow to P&Z and Council) PC-003612-2017
- e. **Furry Friends** (3505 Mills Civic Pkwy): Phase one construction of a 7,200sf animal shelter. Phase two would consist of a 2,400sf animal control area (SP-003587-2017)

**6. Minor Modifications**

- a. **KCL Engineering** (300 4<sup>th</sup> St): Renovation of building to accommodate KCL Engineering's office. Proposal includes mural painted on the west façade facing the alley (MML2-003499-2017)
- b. **AT&T Antenna** (3900 University Ave): Add three antenna to water tower (MM-003600-2017)
- c. **AT&T Antenna** (625 S. 19<sup>th</sup> St): Add three antenna to existing tower (MM-003601-2017)

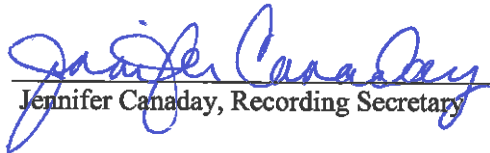
**7. Other Matters**

None

The meeting adjourned at 8:18 a.m. The next regularly scheduled Development and Planning City Council Subcommittee is September 18, 2017.



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Elyse Twedt, Development Services Director



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Jennifer Canaday, Recording Secretary