

# PLAN AND ZONING COMMISSION MEETING

Direction: CITY1929.DSS

Chairperson Erickson called the regular meeting of the Plan and Zoning Commission to order at 5:30 p.m. on Monday, February 12, 2018, in the Council Chambers of the West Des Moines City Hall, located at 4200 Mills Civic Parkway, in West Des Moines.

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

## **Item 1 - Consent Agenda**

### **Item 1a - Minutes of the meeting of January 15, 2018**

Chairperson Erickson asked for any comments or modifications to the January 15, 2018 minutes.

Moved by Commissioner Crowley, seconded by Commissioner Southworth, the Plan and Zoning Commission approved the January 15, 2018 meeting minutes.

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

Motion carried.

## **Item 2 – Public Hearings**

### **2a – Amendment to City Code – Amend Title 9 (Zoning), Chapter 7 (Setback and Bulk Density Regulations) to update setback regulations pertaining to accessory structures in residential estate districts**

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 in the Des Moines Register on February 7, 2018.

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 Costa, seconded by Commissioner Hatfield, 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: Costa, Crowley, Drake, Erickson, Hatfield, Southworth.....Yes  
Andersen.....Absent

Motion carried.

Development Coordinator Linda Schemmel summarized the amendment, stating it is to resolve a conflict regarding required side and rear yard setbacks for accessory structures in Residential Estate zoning districts. The Bulk Regulations table incorrectly lists the setback at five feet. This amendment corrects that setback to 20 feet within the table. In a September 2017 ordinance amendment, language was changed in the text portion with intent to correct the number in the bulk regulations but the corresponding table was not updated. This amendment clears up the error of not correcting the table.

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.

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Moved by Commissioner Crowley, seconded by Commissioner Drake, the Plan and Zoning Commission adopted a resolution recommending the City Council approve an amendment to the

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

Motion carried.

**2b - Covenant Cove – Southeast corner of 98<sup>th</sup> Street and Bishop Drive – Approval of Comprehensive Plan Land Use Amendment to amend the Land Use Map from Manufactured Housing to Medium Density Residential – Covenant Cove LLC – CPA-003710-2017**

Chairperson Erickson stated that there was a memo on the dais requesting that this public hearing item be deferred until February 26, 2018.

**2c – 98<sup>th</sup> Street PUD – Southeast corner of 98<sup>th</sup> Street and Bishop drive – Approval of amendment to 98<sup>th</sup> Street Planned Unit Development to change zoning from Manufactured Housing to Residential Medium Density (RM-8) and establish development regulations – Covenant Cove LLC – ZC-003711-2017**

Chairperson Erickson stated that there was a memo on the dais requesting that this public hearing item be deferred until February 26, 2018.

Moved by Commissioner Crowley, seconded by Commissioner Costa, the Plan and Zoning Commission moved to defer Items 2b and 2c until February 26, 2018.

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

Motion carried.

**Item 3 – Old Business**

There were no Old Business items to address.

**Item 4 – New Business**

There were no New Business items to address.

**Item 5 – Staff Reports**

There were no staff reports.

**Item 6 - Adjournment**

Chairperson Erickson adjourned the meeting at 5:33 p.m.

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Craig Erickson, Chairperson

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Jennifer Canaday, Recording Secretary