

PLAN AND ZONING COMMISSION MEETING

Direction: CITY1955.DSS

Chairperson Erickson called the regular meeting of the Plan and Zoning Commission to order at 5:30 p.m. on Monday, March 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: Andersen, Erickson, Hatfield, Southworth.....Present
Costa, Crowley, Drake.....Absent

Item 1 - Consent Agenda

Item 1a - Minutes of the meeting of February 26, 2018

Chairperson Erickson asked for any comments or modifications to the February 26, 2018 minutes.

Moved by Commissioner Hatfield seconded by Commissioner Southworth, the Plan and Zoning Commission approved the February 26, 2017 meeting minutes.

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

Motion carried.

Item 2 – Public Hearings – None.

Item 3 – Old Business

3a – New Horizon Daycare, 9040 University Avenue – Approval of Site Plan to Construct a 12,600 sq. ft. Day Care Building – New Horizon Real Estate Development LLP (SP-003699-2017) (Deferred from February 26, 2018)

Caleb Smith, McClure Engineering, 1360 NW 121st Street, Clive; stated he was representing New Horizon’s Academy on behalf of Andy Maurer, who was unable to be present due to illness. He summarized the revisions to the site plan, addressing Board concerns, including a redesigned curve in the entrance lane to add fluidity, and the addition of three parking spaces to increase the drop off spaces to 15. This exceeds the City code requirements and meets the operating needs for the Day Care. He noted that the architecture and layout are the same as previously proposed.

Development Services Planner Kara Tragesser stated that the City did receive a letter from the owner addressing staffing levels at various times through-out the day, and Staff felt they have met the request of the Commission to look at parking and staff levels. Staff recommends approval.

Commissioners questioned the setback requirements and size of the adjacent lot, as well as the easement between structures.

Chairperson Erickson asked if anyone from the audience would like to speak to this item; seeing none, asked for continued discussion or a motion. He added a comment that he was still slightly concerned about the traffic pattern, should the adjacent lot be developed with drive-through restaurants or similar high traffic needs, however he supported the revision and commended the applicant for responding to Board concerns.

PLAN AND ZONING COMMISSION MEETING

Moved by Commissioner Andersen, seconded by Commissioner Southworth, the Plan and Zoning Commission adopt a resolution recommending the City Council approve the New Horizon Daycare site plan subject to the applicant meeting all City Code requirements and the following:

1. Submit a storm water management plan which addresses remaining comments, prior to obtaining a building permit, including footing and foundation permits.
2. Provide screening of roof top mechanical units acceptable to the City, prior to obtaining final occupancy permits.
3. That site improvements proposed with the site plan are installed, inspected by the City, and determined complete, prior to final occupancy of the building.
4. That the access road is constructed west to a public street, according to the agreement with Hubbell Realty Company dated February 18, 2018, and recorded in the Dallas County Recorder’s Office at Book 2018 Page 2467, prior to any occupancy permit, including temporary occupancy for the child care center.

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

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 5:39 p.m.

Craig Erickson, Chairperson

Jennifer Canaday, Recording Secretary