

PLAN AND ZONING COMMISSION MEETING

Direction: PZ_AF_04-09-2018

Chairperson Erickson called the regular meeting of the Plan and Zoning Commission to order at 5:30 p.m. on Monday, April 9, 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, Costa, Crowley, Drake, Erickson, Hatfield, Southworth.....Present

Item 1 - Consent Agenda

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

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

Moved by Commissioner Crowley, seconded by Commissioner Southworth, the Plan and Zoning Commission approved the March 26, 2018 meeting minutes.

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

Item 2 – Public Hearings

2a – West Grand Business Park PUD Amendment, Grand Avenue and S. 88th Street – Amend the West Grand Business Park PUD to remove Parcel 12 (SW corner of Grand Avenue and S. 88th Street)from the PUD area – City Initiated – ZC-003799-2018 (Deferred from March 26 – WDM West Grand Business Park PUD)

2b- WDM Public Services PUD, Southwest Corner of Grand Avenue and S. 88th Street - Approval of a PUD Ordinance to allow construction of a public services facility with associated amenities – City Initiated – ZC-003798-2018 (Deferred from March 26 - WDM Pub Services PUD)

Chairperson Erickson stated that there was a memo on the dais requesting public hearing items 2a and 2b be deferred until April 23, 2018.

Moved by Commissioner Drake, seconded by Commissioner Crowley, the Plan and Zoning Commission moved to defer Items 2a and 2b until April 23, 2018.

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

2c - Amend City Code – Amend Professional Commerce Park (PCP) Zoning District Regulations for Lot Size and Other Development Regulations– City Initiated – AO-003833-2018

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 April 2, 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 Crowley, seconded by Commissioner Southworth, the Plan and Zoning Commission accepted and made a part of the record all testimony and all other documents received at this public hearing.

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

Planner Kara Tragesser stated there were no changes to the staff report, and summarized Attachment B, a chart indicating the number of properties which would become compliant with this zoning change.

Chairman Hatfield questioned the changes in parking requirements and asked Staff to verify that they were not limiting potential use. Development Coordinator Linda Schemmel responded that the changes indicate minimum requirements. She noted data from PUD applications with PCP zoning review, shows parcels sizes are adjusted down within the PUD indicating demand for smaller lots. She added that a bigger project will need a bigger site. This ordinance change is to bring non-conforming PCP parcels into compliance.

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.

Moved by Commissioner Crowley, seconded by Commissioner Andersen, the Plan and Zoning Commission approved a resolution recommending City Council approve amending the PCP Zoning District Regulations.

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

2d - Nazarene Church Campground – 2001, 2251, and 2296 Fuller Road – Repeal Nazarene Church Campground Planned Unit Development – City Initiated –ZC-003832-2018

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 March 28, 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 Drake, seconded by Commissioner Andersen, the Plan and Zoning Commission accepted and made a part of the record all testimony and all other documents received at this public hearing.

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

Planner Kara Tragesser recommended approval.

Chairman Erickson questioned the property owners' support. Ms. Tragesser said that the owner was notified, but she hadn't heard a response.

Chairperson Erickson asked if anyone from the audience would like to speak to this item;

Dan Rude, 2251 Fuller Road, representing property owner Walnut Creek Church, indicated that they were in favor of the changes.

Chairman Erickson closed the public hearing and asked for continued discussion or a motion.

Moved by Commissioner Hatfield, seconded by Commissioner Southworth, the Plan and Zoning

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Commission approved a resolution recommending City Council repeal the Nazarene Church Campground PUD.

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

Item 3 – Old Business

There were no Old Business items to address.

Item 4 – New Business

4a – Dawson Ridge, 9450 Booneville Road – Subdivide property into 13 single family lots, and 2 street lots – 117 Land Company LLC – PP-003738-2018

Emily Harding, Civil Design Advantage, 3405 Crossroads Drive, Grimes, stated that she was here on behalf of applicant 117 Land Company LLC. She briefly summarized the preliminary plat application, noting that a temporary easement will be in place until Booneville Road has been reconstructed.

Planner Brad Munford noted two conditions of approval pertaining to construction easement for final plat, adding that nothing can be built in the easement until after Booneville Road is widened in the future.

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 Hatfield, seconded by Commissioner Andersen, the Plan and Zoning Commission adopted a resolution recommending the City Council approve the Site Plan subject to the applicant meeting all City Code requirements and the following:

CONDITIONS OF APPROVAL

1. Applicant acknowledging and agreeing that a Temporary Construction Easement along the north edge of the plat shall be submitted prior to the approval of the final plat.
2. Applicant acknowledging and agreeing that no structure, landscaping or other physical impedance, including but not limited to, sheds, gazebos, fences, play structures, trees, or bushes shall be located in the Temporary Construction Easement until the improvements to Booneville Road are completed.

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

4b – South American Beef, 1860 88th Street – Approval of Site Plan to Construct a 5,582 sq. ft. Office Building – South American Beef - SP-003558-2017

Russ Bitterman, Schiffler Associates Architects, 1440 Locust Street, Des Moines, stated that he was representing developer Brian Michael, adding that the owner was also present. He indicated they were in agreement with all staff comments, and he was available to answer any questions.

Chairman Hatfield questioned if a decision had been made regarding the two elevation options.

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Mr. Bitterman responded that the applicant has selected Option B, with the darker brick.

Planner Kara Tragesser commented that she had nothing to add to the staff report, and stated that the City is looking forward to having this built.

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 Southworth, the Plan and Zoning Commission adopted a resolution recommending the City Council approve the Site Plan subject to the applicant meeting all City Code requirements and the following:

CONDITIONS OF APPROVAL

- 1. If planned roof top mechanical equipment is installed and exceeds the planned parapet height, the applicant will be responsible for providing additional screening of the mechanical equipment with either an architectural solution or other method acceptable to the City.
- 2. That site improvements proposed with the site plan are installed, inspected by the City, and determined complete, prior to final occupancy of the building.
- 3. That architectural elevations are revised per staff comments and acceptable to the City, prior to obtaining a building permit.

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

Item 5 – Staff Reports

There were no staff reports.

Item 6 - Adjournment

Chairperson Erickson adjourned the meeting at 5:43 p.m.

Craig Erickson, Chairperson

Jennifer Canaday, Recording Secretary