

PLAN AND ZONING COMMISSION MEETING

Direction: PZ_AF_05-07-2018

Chairperson Erickson called the regular meeting of the Plan and Zoning Commission to order at 5:30 p.m. on Monday, May 7, 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, Erickson, Southworth.....Present
Costa, Drake, Hatfield.....Absent

Item 1 - Consent Agenda

Item 1a - Minutes of the meeting of April 23, 2018

Chairperson Erickson asked for any comments or modifications to the April 23, 2018 minutes.

Moved by Commissioner Crowley, seconded by Commissioner Southworth, the Plan and Zoning Commission approved the April 23, 2018 meeting minutes.

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

Motion carried.

Roll call was retaken at 5:31 pm following the arrival of Commissioner Costa.

Item 2 – Public Hearings

2a – Amendment to City Code – Title 2 (Boards and Commissions), Chapter 2 (Board of Adjustment) and Title 9 (Zoning), Chapter 1 (Entitlements – Process and Procedures) to eliminate the provision that the entitlement runs with the land and to amend the time period in which to establish an approved Permitted Conditional (Pc) use – City Initiated (AO003870- 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 27, 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 Southworth, 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, Erickson, Southworth.....Yes
Drake, Hatfield.....Absent

Motion carried.

Karen Marren, Development Services Planner, explained the request that this is a follow-up to a change in process in February 2018, whereby the Board of Adjustment would continue to review land use, but the Plan & Zoning Commission would review site plans. Staff discovered Permitted Conditional use was originally set to run with the land. This would allow the Pc use to return to a vacated location without review. Staff propose to change the ordinance wording to allow Pc use until that use is vacated for 12 months or another use is established in that location. The second change will establish a time frame of 12 months after Board of Adjustment approval for the applicant to gain site plan approval and

PLAN AND ZONING COMMISSION MEETING

begin construction. This process could move faster than 12 months, or the applicant could apply for an extension.

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 Southworth, the Plan and Zoning Commission adopted a resolution recommending the City Council approve an amendment of Title 2, Chapter 2 and Title 9, Chapter 1 of the City Code to eliminate the provision that the entitlement runs with the land and to amend the time period in which to establish as approved Permitted Conditional (Pc) use.

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

2b-Florer Park, 1410 Locust Street – Rezone approximately 1.4 acres from Open Space (OS) to Single Family Valley Junction (SF-VJ) – City of West Des Moines, Parks and Recreation (ZC-003844-2018)

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 27, 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 Celsi, 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, Erickson, Southworth.....Yes
Drake, Hatfield.....Absent
Motion carried.

Kevin Conn, Landscape Architect for the City of West Des Moines Parks & Recreation Department, explained the proposal and noted that the Parks Dept. sent out courtesy letters for this rezoning for the Parks Board meeting last month, and again for this meeting, and received no comments back. He stated that a family had deeded this site to the City in 1962 with condition requiring the City to maintain drinking fountain, restrooms, shelter. The current shelter has outlived its life, and the City Parks Department would like to replace and relocate the shelter in the southern part of the park, as well as adding a bench. Current setback requirements don't allow building the shelter in the preferred site.

Commissioner Crowley clarified that the intent was not to sell it for single family dwellings. Mr. Conn affirmed that this was not the intent.

Brad Munford, Development Services Planner, noted that providing the zoning changes necessary to allow the relocation of the shelter within the park. Without the change, the proposed improvements would involve numerous variances and staff had determined that the simplest solution was to change the zoning to SF-VJ, since parks are allowed in all residential zoning districts.

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.

PLAN AND ZONING COMMISSION MEETING

Moved by Commissioner Celsi, seconded by Commissioner Crowley, the Plan and Zoning Commission approve a resolution recommending City Council adopted a resolution to approve rezoning 1.4 acres of Open Space located at 1410 Locust Street to Single Family Valley Junction.

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

Motion carried.

2c – Sandahl Property (NW corner of Mills Civic and S 88th St) (CPA-003840-2018 & ZC-003839-2018)

Chairperson Erickson stated that there was a memo on the dais requesting that this public hearing item be deferred until June 4, 2018.

Move by Commissioner Celsi, seconded by Commissioner Andersen, the Plan and Zoning Commission moved to defer item 2c until June 4, 2018.

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

Motion carried.

Item 3 – Old Business

There were no Old Business items to address.

Item 4 – New Business

4a – Comfort Inn and Suites, 1625 Jordan Creek Parkway – Approval of a Site Plan to allow construction of a hotel – Jai Hanuman LLC (SP-003788-2018)

Erin Ollendike, Civil Design Advantage, 3405 SE Crossroads Drive, Grimes, stated she was representing the developer and property owner. The project is to construct a hotel at the NE corner of Lake Drive and Jordan Creek Parkway. Ms. Ollendike summarized the site plan, noting traffic circulation, 100 parking stalls, ingress/egress, and storm water detention for property.

Commissioner Crowley asked whether the north side would egress onto a shared drive. Ms. Ollendike affirmed that drivers could exit onto Jordan Creek Parkway, or onto Lake Drive, or access all the way to Westown Parkway through an adjacent parking lot.

Commissioner Crowley asked whether the building to the east would have access to that cut through as well. Ms. Ollendike stated that they would not.

Brad Munford, Development Services Planner, noted that the condition of approval was mainly a cleanup of paperwork. Staff and applicants have finalized work on architecture that will fit the context of the neighborhood. Small recent changes were not reflected in packet. These included adding another foot to the north side of the building. He noted that a new site plan was to be the condition of approval, however staff have already received this, and have it in hand.

Chairperson Erickson clarified that if the Board approved the Staff Report as written, there would be nothing to amend. Mr. Munford confirmed that to be true.

Chairperson Erickson asked if anyone from the audience would like to speak to this item; seeing none,

PLAN AND ZONING COMMISSION MEETING

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 Comfort Inn and Suites site plan subject to the applicant meeting all City Code requirements.

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

4b – JM Commercial Storage, 901 S 50th St – Matthew Gustafson – Approval of a Site Plan to construct a 90,000 sq. ft. indoor storage building (SP-003787-2018)

Chairman Erickson recused himself, and Vice Chairman Costa introduced the Item and asked the applicant to address the Board. The applicant was not present.

Commissioner Crowley made a motion to defer the item to May 21, 2018. Commissioner Southworth seconded the motion. Four voted in favor, Chairman Erickson abstained. Motion carried.

Item 5 – Staff Reports

There were no staff reports.

Item 6 - Adjournment

Chairperson Erickson adjourned the meeting at 5:45 p.m.

Craig Erickson, Chairperson

Jennifer Canaday, Recording Secretary