

PLAN AND ZONING COMMISSION MEETING

Direction: PZ_AF_09-24-2018

Chairperson Erickson called the regular meeting of the Plan and Zoning Commission to order at 5:30 p.m. on Monday, September 24, 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, Drake, Erickson, HatfieldPresent
Costa, Crowley, Southworth.....Absent

Commissioner Drake informed the Commission that she would need to recuse herself from Item 4b. It was discussed that Item 4b could be moved to the end of the agenda in case Commissioner Costa arrived later in the meeting, allowing more voting members to be present. Commissioner Hatfield moved to amend the agenda, seconded by Commissioner Andersen. Motion passed.

Item 1 - Consent Agenda

Item 1a - Minutes of the meeting of September 10, 2018

Chairperson Erickson asked for any comments or modifications to the September 10, 2018 minutes.

Moved by Commissioner Hatfield, seconded by Commissioner Drake, the Plan and Zoning Commission approved the September 10, 2018 meeting minutes.

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

Motion carried.

Item 2 – Public Hearings

There were no Public Hearing items to address.

Item 3 – Old Business

There were no Old Business items to address.

Item 4 – New Business

4a – West Des Moines Public Services, 8850 Grand Avenue – Approval of a site plan to construct a City Public Services facility – City of West Des Moines – SP-004035-2018

Monte Appelgate, Snyder & Associates, 2727 SW Snyder Blvd, Ankeny, IA, informed the Commission that he was present to answer any questions they might have regarding the site plan.

Commissioner Hatfield asked if the applicant concurred with staff recommendations. Mr. Appelgate responded that they do.

Brian Portz, Development Services Planner, stated that this is the proposed public services facility, and the applicant had provided a rendering of the main building on the site, with additional outbuildings to be constructed.

Chairman Erickson questioned whether the screening noted on the site plan would be required of a private applicant or was the City trying to go above and beyond what is required. Linda Schemmel, Development Services Coordinator, responded that staff had worked with the applicant to try to tie building materials together; adding that it is a City site, located in an industrial area. There is a lower expectation for screening industrial than that of a business park. The site itself will be screened with landscaping from the bike path; which is mitigated with building and landscaping screening.

Chairman Erickson added that he thought some of that expense was above and beyond. Ms. Schemmel replied that at this level of development we do have neighbors who have similar screening; this is the

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expectation of the PUD.

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:

1. The City and West Des Moines Water Works formalize an agreement regarding the installation of the water main along the S. 88th Street and Raccoon River Drive within six months of Site Plan approval.
2. The City Council approving the use of wheel stops in front of handicap parking spaces as depicted on the approved site plan.

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

4b – Fresenius Medical Clinic, 9080 University Avenue – Approval of Site Plan to construct a 9,510 sq. ft. medical clinic – Hurd Crescent LLC – SP-003933-2018

Discussion of item 4b was held for last on the agenda due to earlier motion.
Commissioner Drake recused herself for this item only.

Doug Mandernach, Civil Design Advantage, 3405 SE Crossroads Drive, Suite G, Grimes, IA, stated he is looking for approval for a 9,510sf medical building to be used for dialysis. He noted that access roads were still being worked out and would be presented later for approval prior to occupancy. He detailed water service, detention areas; generator for medical use; and asked if the Commission had any questions.

Commissioner Hatfield asked if the applicant agreed with all staff comments. Mr. Mandernach affirmed that they do.

Kara Tragesser, Development Services Planner, stated she had nothing to add. She affirmed that the site plan for the drive is under review. Chairman Erickson asked her about the timing of the drive construction and 91st Street. Ms. Tragesser responded that the drive would be constructed immediately after approval.

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:

1. Provide final site plan drawings which address remaining staff comments and final storm water management plan which addresses remaining staff comments, prior to receiving a building permit.
2. Provide executed storm water facility management agreement, prior to any occupancy permit.

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

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Motion carried.

4c – Whisper Point Park, Northwest corner of 91st Street & Bridgewood Blvd – Approval of a Site Plan to construct park improvements – City of West Des Moines– SP-003917-2018

David Sadler, Superintendent of Parks, City of West Des Moines, informed the Commission that also present with him was Kevin Conn, Landscape Architect, City of West Des Moines Parks & Recreation Department and Bob Gibson, Civil Design Advantage, Grimes. He informed the Commission that this process was started several years ago, when the property was acquired through parkland dedication process of Whisper Point Development immediately adjacent. He noted that this park site is located in the center at Whisper Point development, serving residents up through Ashworth Road, Della Vita, down 88th St to Mills Civic Parkway, with anticipated residential growth to the west. Mr. Sadler detailed the site plan including a parking lot off Bridgewood Drive; sidewalks and trails; two playground equipment areas and shelters. He pointed out that neighbors requested a place for adults to gather away from play area, therefore an elevated deck in the tree area was being developed. There is an existing trail along Bridgewood Drive which will continue west. The restroom area is located next to the parking lot.

Brad Munford, Development Services Planner, stated that staff were still working through the details of the overlook deck. Part of stipulation was that this will need to come back through a minor modification process.

Chairman Erickson questioned whether language could be drafted to include the deck area now, or if it needed to come back. Mr. Munford responded that it's meant to be a small issue and could be staff approved without needing to return before the Commission and Council.

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

Bill Lowry, 36539 Meadowbrook Circle, Cumming, IA, stated he was representing Whisper Ridge Association as the Managing Partner, and want to address a couple things. He noted that he had met with the Parks & Rec staff in January regarding his objections to the trail. He also stated he didn't want the basketball court, and stated that the Whisper Ridge subdivision families had very few children. He noted that there is a larger basketball court area nearby and did not feel it was needed in the Whisper Ridge Park. He also noted that he had discussed access for the bike trail through the association property but conditional upon the play court being removed from the plan. He concluded his remarks by stating he wanted the proposed trail extension through association property removed from the site plan. He questioned the budget for the Parks project and the timeline of the project, asking how long the neighbors would be exposed to its development.

Mr. Sadler informed the Commission that the Parks & Rec department has gone through a lengthy public input process and received a lot of positive and negative feedback. A lot of people were advocating for the multi-use court. He didn't feel it was best to trade removal of the court for the trail piece. They had an alternate plan to go through the Bridgewood connection, which would be delayed until an Engineering project to cross the stream was completed, which could be years down the road. Staff does try to connect neighborhood parks with the greenway network. There is a City-owned greenway next to this park, and part of master plan is to own additional greenway behind it as area develops. There is a community park a relatively short distance away which is lighted and heavily programmed. This is a different style. All of the City's neighborhood parks include these components. We provide this for walking distance from the residents. The original plan was to grade this fall. This site plan was pulled off the Plan & Zoning Commission agenda two weeks ago to send another courtesy notice to the neighbors. There has been a lot of dialogue, including talking about the tree line. At the public meeting, when we go to do the landscaping, we'll meet homeowners individually and work closely with the neighbors. Grading will take place in the spring, with park amenities next year.

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Chairman Erickson asked if the park would be built through phasing or all at once. Mr. Sadler responded that it would be built primarily all at once. The parking lot will probably be constructed for development to the north; that would be a separate component. The rest of the park will be constructed altogether except the deck, as it wasn't included in the approved budget.

Commissioner Drake asked what the lighting plans included. Mr. Sadler replied that there are 2 streetlights in close enough proximity staff doesn't feel the need to light the lot; there are under lighting and security lights on the restroom and shelters. If an issue comes up later, additional lighting could be placed in the park.

Chairman Erickson asked if staff could you take the future trail connection off the site since Mr. Lowry indicated he is no longer interested. Mr. Sadler responded that they could, and maybe do a minor modification application later, or wait for another future association or interest by homeowners. The trail extension may never go in until Bridgewood Boulevard extends to the west.

Mr. Lowry asked for a count of the number of people in favor of the court, noting that he still owns 20 of the lots. There are only about 7 homes in there with children. Mr. Sadler said he would provide a count for Mr. Lowry, however he didn't know if there were minutes from the public meeting. He stated he does have a few emails specific to this subject that he would forward. Kevin Conn, Landscape Architect, inserted that the meeting notice was mailed to all residents within a ¾ mile radius, and this would include more than 7 households with children.

Chairman Erickson asked to refocus rather than debate, commenting that these parks are made for the future generations as well as for today's residents. He informed that the park near his house works this way; and observed that the serious pickup games will go over to Valley View Park. Given Mr. Lowry's objection to showing a future trail across the association property, he recommended removing that piece from approval of the site plan.

Commissioner Hatfield moved for approval of the site plan with the deletion of the possible future bike trail across association property; 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:

The applicant acknowledging and agreeing that prior to the issuance of a building permit for the elevated deck, a Minor Modification must first be approved by the City.

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

4d - Urban Renewal Plan – Grand Ridge Review Urban Renewal Plan for Conformity with the Comprehensive Plan

Clyde Evans, Director of Community and Economic Development, stated staff are creating a new urban renewal area to accommodate developers wishing to take advantage of the City's Property Tax Rebate program in the Grand Ridge area. There is a specific plan to extensively remodel the former Global Aviation building.

Chairperson Erickson asked if anyone from the audience would like to speak to this item; seeing none, asked for continued discussion or a motion.

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Moved by Commissioner Drake, seconded by Commissioner Andersen, the Plan and Zoning Commission adopted a resolution recommending the City Council find the Grand Ridge Urban Renewal Plan in conformance with the Comprehensive Plan.

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

Item 5 – Staff Reports

There were no staff reports.

Item 6 - Adjournment

Chairperson Erickson adjourned the meeting at 6:11 p.m.

Craig Erickson, Chairperson

Jennifer Canaday, Recording Secretary