

**CITY OF WEST DES MOINES
DEVELOPMENT AND PLANNING
CITY COUNCIL SUBCOMMITTEE MEETING
Law Enforcement Large Training Room**

Monday, January 4, 2021

Attending:

Council Member Matt McKinney	Fire Marshall Mike Whitsell
Council Member Renee Hardman	Principal Engineer Ben McAlister
Deputy City Manager Jamie Letzring	Assistant City Attorney Jessica Spoden
Development Director Lynne Twedt	Planner Brian Portz
Development Coordinator Linda Schemmel	Planner Kara Tragesser
Building Official Rod Van Genderen	Intern Piper Mauck

Guests:

All Items:

Kathy Bolten, Business Record
Brian Hemesath, City Engineer

The meeting of the Development and Planning City Council Subcommittee was called to order at 8:00 AM.

1. Use of Exposed Fasteners on Exterior Siding Panel Systems

Development Coordinator Linda Schemmel presented proposal language regarding approval of exterior fasteners in commercial and office settings. With three recent requests, staff would like guidelines regarding approving use of exterior fasteners in a manner which does not appear overly industrial in commercial and office areas. This will not apply to buildings in industrial zones, nor to residential structures. Staff proposed language which will require staff review of proposed size, color and placement of fasteners to encourage a professional look.

Council Member Hardman questioned whether this was micromanaging a small application. Ms. Schemmel noted that it would only be reviewed for Office and Commercial settings, which Ms. Hardman agreed would be appropriate.

Council Member McKinney asked how frequently the City denies an application based on aesthetics. Ms. Schemmel responded that the City never denies an application for this reason, but instead works with the applicant to find a solution. In situations where the applicant and Staff do not come to an agreement, the matter is brought before the Development and Planning subcommittee.

Both Council Members Hardman and McKinney expressed their appreciation of Staff working on this matter and noted their support.

Direction: Council Members were supportive of the proposed ordinance language which will allow Staff review and approval of fasteners in office and commercial zoning.

2. Upcoming Projects – A map was provided with a brief description of each.

a. 88th Street Lofts (520 885h St): Preliminary and Final Plat for multi-family residential

development (PP-004979-2020/FP-004980-2020)

- b. DMU Full Site Plan (8025 Grand Avenue): Site plan review for site layout, landscaping and building design (SP-004968-2020)
 - c. I2 Technologies (1800 Industrial Circle): Major Modification to allow a 45,000 square foot warehouse addition and parking lot addition to the site (MaM-004980-2020)
- Council Member McKinney asked the size of the project. Planner Portz stated the existing building is 20,000sf and the proposed addition will be 45,000sf. Council Member Hardman requested clarification regarding the location of the site. Council Member McKinney asked how many jobs this might create. Planner Portz stated he was not informed. Both Council Members expressed their support of this project.
- d. West Glen North Village Comprehensive Plan Amendment/Zone Change Specific Plan (450 S Prairie View Drive): Change land use designation from Office to Medium Density Residential and amend the West Glen Specific Plan to allow construction of attached townhomes.

Planner Tragesser summarized this project, noting that it will be brought before Council on Tuesday, January 19 for comp plan amendment only.

3. Minor Modifications & Grading Plans

- a. Grand Valley Plat 1 (3303 Grand Avenue): Add fill to accommodate new flood plain elevation (GP-004978-2020)
- b. 541 5th Street: Installation of fence (MML1-004963-2020)
- c. Valley Church Community Center (4444 Fuller Road): Seasonal Ice Rink (MMI1-004972-2020)
- d. 141 S Jordan Creek Parkway: Cell Tower Co-locate (MML1-004981-2020)
- e. Valley High School (3750 Woodland Avenue): Install a track team record board (MML1-004982-2020)

4. Other Matters

None

The meeting adjourned at 8:25 AM. The next regularly scheduled Development and Planning City Council Subcommittee is Tuesday, January 19, 2021

Lynne Twedt, Development Services Director

Jennifer Canaday, Recording Secretary