

PLAN AND ZONING COMMISSION

PZ AF 04-26-2021

Vice Chair Drake called the regular meeting of the Plan and Zoning Commission to order at 5:31 p.m. on Monday, April 26, 2021, in the Council Chambers of the West Des Moines City Hall, located at 4200 Mills Civic Parkway, in West Des Moines, and Electronically through Zoom.

Roll Call: Andersen, Costa, Crowley, Drake, Hatfield, Davis.....Present
Conlin.....Absent

Item 1- Consent Agenda

Item 1a – Minutes of the meeting of April 12, 2021

Vice Chair Drake asked for any comments or modifications to the April 12, 2021 minutes.

Moved by Commissioner Costa, seconded by Commissioner Crowley the Plan and Zoning Commission approved the April 12, 2021 meeting minutes.

Vote: Andersen, Costa, Crowley, Drake, Hatfield, Davis..... Yes
Conlin.....Absent

Motion carried.

Commissioner Conlin joined the meeting at 5:34 pm and roll call was retaken.

Item 2 – Public Hearings

There were 2 Public Hearing items.

Item 2a –South Branch Business Park, SW Corner of SE Army Post Road and SE 42nd Street – Amend Comprehensive Plan Land Use Map and the Zoning Map to designate 12 acres of General Industrial Land Use and to Establish the South Branch Business Park Planned Unit Development – SBBP JV21 LLC – CPA-004991-2021/ZC-004992-2021 (Deferred from April 12, 2021)

Vice Chair Drake 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 8, 2021.

Vice Chair Drake 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 Hatfield, seconded by Commissioner Conlin, 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, Conlin, Costa, Crowley, Drake, Hatfield, Davis..... Yes
Motion carried.

Ryan Wiederstein, SBBP JV21, LLC, 5465 Mills Civic Parkway, Suite 235, West Des Moines, summarized the request to rezone the western 12 acres of the property to General Industrial

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with the balance of the property remaining Business Park as detailed in the accompanying planned unit development.

Brad Kuehl, Bishop Engineering, 3405 104th Street, Des Moines, added that the rezoning would allow outdoor storage on 12 acres, with the remaining 42 acres zoned Business Park. Mr. Kuehl informed that the sanitary sewer and water services would be extended to this location.

Mark Lee, Lee Chamberlin Consultant Engineers, 10430 New York Ave C, Urbandale, stated he was present representing Wittern Realty, Silver Fox Realty, and General Manufacturing. He informed that his property is located on the other side of SW 42nd Street and he voiced his concern regarding visibility of the outdoor storage, especially from the interstate. He asked for information regarding what that outdoor storage would look like, especially given the variations in topography of the site.

Vice Chair Drake asked if anyone from the audience would like to speak to this item; seeing none, closed the public hearing and asked for Staff comments.

Kara Tragesser, Development Services Planner, responded that as part of the Planned Unit Development, screening requirements were included. She noted the location of the Business Park area on an aerial view, stating that this area would be between the Outdoor Storage and Mr. Lee's property. The outdoor storage area would be located in the elbow of the off-ramp area, with the interstate high enough above the site that visibility would be limited. All areas of outdoor storage are required to be screened; landscaping could be added as feasibility allowed by topography to mitigate the view from the exit ramp.

Vice Chair Drake asked for continued discussion or a motion.

Moved by Commissioner Crowley, seconded by Commissioner Conlin, the Plan and Zoning Commission approved a resolution recommending the City Council approve the comp plan amendment.

Vote: Andersen, Conlin, Costa, Crowley, Drake, Hatfield, Davis..... Yes
Motion carried.

Moved by Commissioner Hatfield, seconded by Commissioner Crowley, the Plan and Zoning Commission approved a resolution recommending the City Council approve the zoning change.

Vote: Andersen, Conlin, Costa, Crowley, Drake, Hatfield, Davis..... Yes
Motion carried.

Item 2b - 130 S 9th Street and City-Owned Parcels to the south of Lincoln Street between the 600 and 900 Block, City Initiated – Amend Comprehensive Plan Land Use Map and Amend the Zoning Map to establish Business Park land use and zoning on a portion of 130 S 9th Street and to establish Open Space land use and zoning on a city-owned property south of Lincoln Avenue – CPA-005135-2021/ZC-005120-2021

Vice Chair Drake 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 21, 2021.

Vice Chair Drake asked for a motion to accept and make a part of the record all testimony and all other documents received at this public hearing.

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Moved by Commissioner Conlin, seconded by Commissioner Costa, 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, Conlin, Costa, Crowley, Drake, Hatfield, Davis.....Yes
Motion carried.

Kara Tragesser, Development Services Planner, informed that she was representing the City in this request. She noted the location of the parcels and identified adjacent areas. The first part of the request is to change the zoning of the western 12 acres of the parcel at 130 S. 9th Street from General Industrial to Business Park. The adjacent area to the north of Lincoln is already designated Business Park. The second request is to change the Comprehensive Plan Land Use designation of three city-owned parcels south of Lincoln Street from General Industrial land use to Open Space land use and to amend the zoning map to consistency zone the property to Open Space.

Vice Chair Drake 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 Costa, seconded by Commissioner Crowley, the Plan and Zoning Commission approved a resolution recommending the City Council approve the comprehensive plan amendment.

Vote: Andersen, Conlin, Costa, Crowley, Drake, Hatfield, Davis.....Yes
Motion carried.

Moved by Commissioner Hatfield, seconded by Commissioner Costa, the Plan and Zoning Commission approved a resolution recommending the City Council approve the zoning change.

Vote: Andersen, Conlin, Costa, Crowley, Drake, Hatfield, Davis.....Yes
Motion carried.

Item 3 – Old Business

There were no Old Business items to address.

Item 4 – New Business

There were no New Business items.

Item 5 – Staff Reports

The next meeting is scheduled for Monday, May 10, 2021.

Item 6 – Adjournment

Vice Chair Drake adjourned the meeting at 5:54 p.m.

Erica Andersen, Chairperson

Jennifer Canaday, Recording Secretary

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