

PLANNING AND ZONING COMMISSION

PZ AF 10-10-2022

Chairperson Drake called the regular meeting of the Planning and Zoning Commission to order at 5:32 p.m. on Monday, October 10, 2022, 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: Crowley, Davis, Drake, Hatfield, ShawPresent
Conlin, Costa.....Absent

Item 1- Consent Agenda

Item 1a – Minutes of the meeting of September 26, 2022

Chairperson Drake informed that there was a memo on the dais requesting approval of the previous meeting minutes be deferred until October 24, 2022.

Commissioner Hatfield provided a brief explanation of his request for a review by legal regarding his abstention vote pertaining to the Historic Valley Junction Design Guidelines. Development Coordinator Schemmel noted that this review does not affect the item moving forward for Council approval.

Moved by Commissioner Hatfield, seconded by Commissioner Crowley, the Planning and Zoning Commission deferred approval of the September 26, 2022, meeting minutes.

Roll call was retaken at 5:36 PM.

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

Vote: Conlin, Crowley, Davis, Drake, Hatfield, ShawYes
Costa.....Absent

Motion carried.

Item 2 – Public Hearings

There were no Public Hearing items.

Item 3 – Old Business

There were no Old Business items to address.

Item 4 – New Business

There were two New Business items.

Item 4a – PPG Paints, 1220 8th Street – Approve Level 1 Minor Modification to Site Plan to allow modifications related to the 8th Street widening project – City of West Des Moines MML1-005760-2022

Brian Hemesath, City Engineer, informed that this item was being proposed to mitigate impact that the 8th Street widening project had on the property located at 1220 8th Street, and to address an existing issue with large trucks blocking the City street while backing onto the

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property. The City is proposing reducing the number and size of parking spaces and waiving a median requirement with landscaping in favor of creating a larger area for ingress/egress of truck traffic. Although this does not meet zoning bulk regulations for the site, it will increase safety for the general public.

Brian Portz, Development Services Planner, added that City Code includes provisions to allow this type of variance based on need and that this project meets the test to be allowed. He noted that the site will not meet minimum number of parking stalls or dimensions, or parking lot requirements including terminal islands with trees, however the modification will facilitate better site circulation.

Chairperson Drake 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 Crowley, seconded by Commissioner Conlin, the Planning and Zoning Commission approved a resolution recommending approval of the Level 1 Minor Modification to Site Plan request, subject to the property owner meeting all City Code requirements, and the following conditions of approval:

1. The City Council granting an exemption of the minimum number of parking stall required for this site due to the impacts on this site as a result of the reconstruction of 8th Street until such time that the site is redeveloped.
2. The City Council granting an exemption of the minimum required parking stall dimension requirements, until such time that the site is redeveloped.
3. The City Council granting an exemption of the requirement for terminal islands with trees, until such time that the site is redeveloped.

Vote: Conlin, Crowley, Davis, Drake, Hatfield, ShawYes
Costa.....Absent

Motion carried.

Item 4b – Richman Auto, 1272 8th Street – Approve Level 1 Minor Modification to Site Plan to allow modifications related to the 8th Street widening project – City of West Des Moines – MML1-005761-2022

Brian Hemesath, City Engineer, informed that the 8th Street widening project impacted this property by significantly moving back the sidewalk, and the ROW line will now encroach further onto the property. The City is seeking approval of the minor modification to improve access to the site. He concluded that this has been worked into the City ROW negotiation with Richman Auto.

Commissioner Conlin questioned whether this minor modification would impact the non-conforming use status of this business. Engineer Hemesath replied that he did not believe that the use would be affected.

Brian Portz, Development Services Planner, affirmed that the non-conforming use status would not be impacted by allowance of the minor modification. He noted that the parking stall dimensions, setback requirements and terminal islands were all being recommended for exemption.

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Chairperson Drake 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 Davis, seconded by Commissioner Conlin, the Planning and Zoning Commission approved a resolution recommending approval of the Level 1 Minor Modification to Site Plan request, subject to the property owner meeting all City Code requirements, and the following conditions of approval:

1. The City Council granting an exemption of the minimum required parking setback requirements, until such time that the site is redeveloped.
2. The City Council granting an exemption of the requirement for terminal islands with trees, until such time that the site is redeveloped.

Vote: Conlin, Crowley, Davis, Drake, Hatfield, ShawYes
Costa.....Absent
Motion carried.

Item 5 – Staff Reports

The next meeting is scheduled for Monday, October 24, 2022.

Chair Drake asked when the Comp Plan would be presented to City Council. Development Coordinator Schemmel replied that it is scheduled for the October 17, 2022, Council agenda.

Item 6 – Adjournment

Chairperson Drake adjourned the meeting at 5:44 p.m.

Jennifer Drake, Chairperson

Jennifer Canaday, Recording Secretary