

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

Monday, November 21, 2022

Attending:

Council Member Matt McKinney	Building Official Rod Van Genderen
Council Member Renee Hardman	Principal Engineer Ben McAlister
Assistant City Attorney Jessica Grove	Planner Brian Portz
Development Director Lynne Twedt	Fire Marshal Mike Whitsell
Development Coordinator Linda Schemmel	City Engineer Brian Hemesath

Guests:

All items - Kathy Bolten, Business Record

The meeting of the Development and Planning City Council Subcommittee was called to order at 7:30 AM.

1. No Discussion Items

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

- a. Khatib East Property – SE Corner of Mills Civic Parkway and S. Grand Prairie Parkway: Change of Comprehensive Plan Land Use of 7 to 8 acres from Medium Density Residential to Neighborhood Commercial (CPA005795-2022)
- b. Mills Landing Specific Plan and Glen Oaks Planned Unit Development – 850 S. 60th Bldg. 1000 & 931 Tulip Tree Lane: Change recently created Plat of Survey parcel from the Mills Landing Specific Plan and incorporate into the Glen Oaks Planned Unit Development and change the land use from Medium Density Residential to Low Density Residential (CPAZC-005780-2022)
- c. West Des Moines Porsche Dealership – 7200 Block of Lake Drive: Board of Adjustment approval to establish an automobile dealership with service. P&Z and City Council will review subsequent site plan (PC-005838-2022)
- d. Lindsey Farm Plat of Survey – 1003 Timber Brook Avenue (Madison County): Subdivide each of two existing lots into two lots (POS-005839-2022)
- e. Galleria – Northwest corner of S. 60th Street and Mills Civic Parkway: Amend the signage regulations within the Galleria Specific Plan Ordinance to accommodate small kiosk (less than 1,000sf) buildings (ZC-005808-2022)

Council Member Hardman asked Director Twedt to clarify this item. Director Twedt provided a drawing showing the smaller sign allowed on the side of the building facing the main roadway and explained that Staff will be amending the sign ordinance to allow the long side of a building under 1000sf to be used to calculate allowable sign square footage. This has been allowed recently for other kiosks such as Scooters. Director Twedt added that Hyper Energy Bar will have dual drive-thru lanes, with one side impacted by the current construction of Tommy's Car Wash. The City may restrict usage of Hyper Energy Bar's second drive lane until construction equipment no longer needs access on that side of the site.

- f. Val Air Ballroom – 301 Ashworth Road: Change Comprehensive Plan from Community Commercial to Light Industrial and establish PUD to allow operation of an event venue in existing building (CPA-005816-2022/ZC-005810-2022)

Council Member McKinney asked if Val Air has begun renovation. Director Twedt said they have started interior demolition. Development Coordinator Schemmel added that they have started the tax credit process with the National Parks Service and local agencies. Director Twedt noted that they have never had event venue status but have historically operated as such.

- g. Microsoft Osmium – 5855 SW Kerry Street: Installation of an 80' X 120' temporary storage tent (MaM-005841-2022)
- h. Microsoft DSM 13 – 5855 SW Kerry Street: Construction of 241,000 square foot data center building (MaM-005848-2022)

Council Member McKinney asked if a permit had been pulled yet for DSM 13. Building Official Van Genderen stated they have not but permits for both DSM 13 and DSM 41 may be pulled before the end of November. Director Twedt added that Council might approve by the second meeting in December. Planner Portz agreed it could be possible. Building Official Van Genderen noted that if both permits were submitted, it could raise valuation for this calendar year by \$500M.

3. Minor Modifications & Grading Plans

- a. 111 5th Street – Outdoor patio for bar/restaurant (MML1-005792-2022)
- b. 413 5th Street – Modify building facades and trash enclosure (MML1-005822-2022)
- c. 1801 Grand – Modify front façade (MML1-005424-2022)
- d. 1101 11th Street – Replacement of water and sanitary services to the building (MML2-005823-2022)
- e. 435 S 88th Street – Amend garages and future parking that was shown in the previously approved Major Modification (MML1-005803-2022)
- f. 5901 Mills Civic Parkway – Add canopy over drive thru window (MML1-005787-2022)
- g. 141 S. Jordan Creek Parkway – Modify Buffer Landscaping (MML1-005821-2022)
- h. 1710 Grand Avenue – Install new water line to the building for fire suppression (MML2-005830-2022)
- i. 301 Ashworth Road – Install new landscaping, façade improvements and installation of new mechanical units (MML2-005811-2022)
- j. 1550 22nd Street – Façade modifications to add an additional tenant space with a new entrance door (MML1-005832-2022)
- k. 6960 EP True Parkway – Construction of a breezeway between buildings and add pedestrian plaza area (MML1-005850-2022)
- l. 6555 Mills Civic Parkway – Interior remodel of drive-thru area including removal of windows and installation of sliding double doors (MML1-005849-2022)
- m. 645 & 675 S. 60th Street – Phasing plan to allow temporary occupancy of buildings independent of each other (MML1-005852-2022)

4. Other Matters

Council Member McKinney stated he had noticed dirt being moved NE of the Highway 5/I-35 intersection, and he asked which project this was for. Director Twedt replied that there is a request for approval of the site plan for a mini storage on Council's agenda this evening and grading has begun for that project. Water will need to be installed to the location before

above ground construction can begin, anticipated for Spring. Grading, footing, and foundation permits are the only work allowed at this time.

Council Member McKinney asked what had been done to address the concerns about mitigating the outdoor storage items. Director Twedt informed that the buildings will be constructed in a ring around the perimeter with heavy landscaping around the site which will aid in blocking views of any outdoor storage. She noted that in the future, they may eliminate outdoor storage all together in favor of additional buildings.

Council Member McKinney asked about orange traffic poles with cameras he had observed on Grand Avenue near the Rec-Plex. Principal Engineer McAlister responded that they are portable cameras being used for traffic monitoring.

The meeting adjourned at 7:42 AM. The next regularly scheduled Development and Planning City Council Subcommittee is December 5, 2022.

Lynne Twedt, Development Services Director

Jennifer Canaday, Recording Secretary