

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

Monday, July 17, 2023

**Attending:**

Council Member Matt McKinney  
Council Member Renee Hardman  
City Manager Tom Hadden  
Deputy City Manager Jamie Letzring  
Assistant City Attorney Jessica Grove  
Development Director Lynne Twedt  
Development Coordinator Linda Schemmel

Fire Marshal Mike Whitsell  
City Engineer Brian Hemesath  
Associate Planner Kate DeVine  
Associate Planner Emani Brinkman

Guests:

Item #1 –

Scott Sullivan, Prairie Fire  
Doug Mandelbaum, Civil Design Advantage  
John Larsen, Prairie Fire

Kathy Bolten, Business Record, all items  
Becky Robel, all items

Item #2 –

Shane Devick, Civil Engineering Consultants  
Matt McCormick, Bix & Co.  
Tim Rypma, 111 5<sup>th</sup> St, LLC  
Bambi Helm, Bix & Co.

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

**1. Prairie Fire Local Road**

City Engineer Brian Hemesath informed that Staff are working with the Prairie Fire developers to review an upcoming development project for an area which will be annexed into the City in the future. Streets are required to be developed to the standards of West Des Moines city streets, however one portion of the proposed roadway for the new development will not have the necessary ROW. Developers representing Prairie Fire explained their discussions with the landowners and Staff commended them for their due diligence. One landowner group does not wish to grant access or ROW for this road project. Engineer Hemesath proposed one alternative whereby the utilities would be shifted to the other side of the roadway for that section, and a curb with no shoulder installed adjacent to the privately owned portion. At such time that the property has been annexed into the City and the property owners choose to develop their farm site, the road would be expanded to the necessary width and utilities installed along that side.

*Direction: Council Members were supportive of allowing the alternative road dimensions until such time that development of the site takes place.*

**2. Vacation of Parking Easement – 111 5<sup>th</sup> Street**

Development Coordinator Linda Schemmel summarized the request for vacation of a parking easement behind the business located at 111 5<sup>th</sup> Street for the purposes of allowing building expansion to accommodate dry storage, a walk-in cooler, and a grease interceptor pumping system.

Property Owner Tim Rypma, and Bix & Co. business owners Matt McCormick and Bambi Helm were in attendance to explain their situation. The business opened in March to unexpected success and has already met a need for expansion. At the same time, they were informed that

the Grease Interceptor equipment located behind the building was not in compliance with City Code, nor is their outdoor storage container. The site contains an easement behind the building. The south area contains 2 required parking stalls. This area is being used for storage and the grease dumpster. Owners noted that this area is blocked on Thursday evenings with vendor trucks and band trucks for the Farmer's Market, making use of these two parking spaces inaccessible. The north area of the easement provides access to the rear of the building. Owners informed that this area has been striped for use for 2 parking spaces, and they are requesting the use of the parking spaces in this site, with a vacation of the rear easement to allow for expansion of the business.

Staff noted that this would require vacation of the original parking easement, and then vacation of the access easement, followed by creating a new easement for 2 parking spaces on the north site of the lot.

Fire Marshal Whitsell informed the owners that the addition will need to be constructed using non-combustible materials due to the proximity to the depot.

Council Member McKinney commented that he would like to know how many other restaurants in Valley Junction will face similar challenges with grease interceptors which have been flagged as not meeting code requirements for enclosure, and how many easements may be impacted. He added that the Regulatory Compliance fund had been created to help address these issues.

*Direction: Council Members were supportive of the easement vacations as long as there is no reduction in the total number of provided parking spaces.*

### **3. Upcoming Projects – A map was provided with a brief description of each.**

- a. Lot 2, West Lakes Office Park Plat 15, 7120 University Avenue: Construction of an approximately 12,100 sf multi-tenant retailing building – SP-006070-2023

### **4. Minor Modifications & Grading Plans**

- a. The Cunningham, 950 Jordan Creek Parkway: Widen an internal service driveway – MML1-006114-2023 Council Member McKinney asked the status of this project. Fire Marshal Whitsell stated they have a long way to go to meet occupancy requirements. Director Twedt added that Staff are performing multiple inspections, working with the builder toward creating a safe access to the restaurant for training and eventual opening while work continues onsite for the residential portion of the building.
- b. Wolf Construction Solar Array, 2202 Wolf Way: Installation of a roof top solar array – MML1-006096-2023 Council Member McKinney asked how large this array is planned to be. Development Coordinator Schemmel replied that she did not know the kilowattage but that it will cover the whole roof of two buildings and incorporates two different systems.
- c. Rex Mathes, 1401 Vine St: Replacement of east fence – MML1-006097-2023
- d. Fox Ridge Townhomes, SE corner Veterans & SE 25<sup>th</sup> St: Occupancy Inspection Phasing Plan – MML1-006108-2023
- e. 1300 Woodland Ave: Replacement of mechanical equipment screen – MML1-006123-2023

#### 4. Other Matters

None

The meeting adjourned at 8:28 AM. The next regularly scheduled Development and Planning City Council Subcommittee is August 7, 2023

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Lynne Twedt, Development Services Director

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Jennifer Canaday, Recording Secretary