

PLANNING AND ZONING COMMISSION

PZ AF 04-10-2023

Vice Chair Conlin called the regular meeting of the Planning and Zoning Commission to order at 5:30 p.m. on Monday, April 10, 2023, 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: Conlin, Costa, Crowley, Davis, Hatfield, McCoy, ShawPresent

Item 1- Consent Agenda

Item 1a – Minutes of the meeting of March 27, 2023

Vice Chair Conlin asked for any comments or modifications to the March 27, 2023, minutes.

Moved by Commissioner Hatfield, seconded by Commissioner Davis, the Planning and Zoning Commission approved the March 27, 2023, meeting minutes.

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

Item 2 – Public Hearings

There were 2 Public Hearing items.

Item 2a – Stone Cross Lawn & Landscape, 3410 SE 22nd Street – Amend the Zoning Map to rezone the property from Professional Commerce Park (PCP) to Light Industrial (LI) Zoning District – Stone Cross Properties, LLC – ZC-005946-2023

Vice Chair Conlin 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 March 31, 2023.

Vice Chair Conlin 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 Crowley, seconded by Commissioner Shaw, the Planning and Zoning Commission accepted and made a part of the record all testimony and all other documents received at this public hearing.

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

Ed Pelds, Pelds Design Services, 2323 Dixon Street, Des Moines, summarized the application to apply zoning to the site previously known as the Soccer House for a landscaping and outdoor storage business.

Commissioner Hatfield asked whether the applicant is in agreement with Staff recommendations and conditions of approval. Mr. Pelds indicated they are.

Karen Marren, Development Services Planner, noted that the application is only to rezone the property, and that the project will require future Board of Adjustment approval for outdoor storage,

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and Site Plan approval by the Planning and Zoning Commission and City Council for the exterior improvements.

Vice Chair Conlin 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 Hatfield, seconded by Commissioner Davis, the Planning and Zoning Commission approved a resolution recommending the City Council approve the rezoning request, subject to the applicant meeting all City Code requirements.

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

Item 2b – High Point, generally north and south of future Stagecoach Drive extension between S. 81st Street and the future extension of S. 85th Street – Amend Comprehensive Plan Land Use Map and Amend the Zoning Map to establish land use and zoning appropriate for Single Family Residential, Medium Density Residential and High-Density Residential development – High Point Group, LLC – CPAZC-005910-2023

Vice Chair Conlin 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 March 31, 2023.

Vice Chair Conlin 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 Crowley, the Planning and Zoning Commission accepted and made a part of the record all testimony and all other documents received at this public hearing.

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

Jared Murray, Civil Design Advantage, 4121 NW Urbandale Dr, Urbandale, summarized the request to amend the land uses and apply zoning for this site.

Brian Portz, Development Services Planner, added that the types of land use have already been assigned to this location, the applicant is rearranging which type is being applied to each region of the site to best fit the street locations being constructed in this area. The highest density will be on the north side, and the lowest density will be on the south.

Commissioner Shaw asked for an explanation of the land use type “conservation neighborhood.” Development Coordinator Schemmel responded that these are lots where the homes are grouped together to allow for greater open space for all to share. Commissioner Shaw asked whether that would be greenspace, and Ms. Schemmel affirmed that would be one application.

Vice Chair Conlin 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.

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Moved by Commissioner Crowley, seconded by Commissioner Costa, the Planning and Zoning Commission approved a resolution recommending the City Council approve the land use map amendment, subject to the following conditions of approval:

1. Applicant/developer acknowledge that they will be responsible for their proportionate share of costs for sanitary sewer capacity improvements resulting from any proposed land use changes within the High Point development that contribute to sanitary sewer loads exceeding those that otherwise would be generated by development at maximum allowed density of the adopted 2010 Comprehensive Plan assigned land.
2. The applicant/developer acknowledging that the appropriate road network will need to be constructed to support intended development and unless responsibilities are otherwise defined in a development agreement with the City, that the applicant/developer will be responsible for the implementation of the necessary roadways to serve their development. Furthermore, the applicant/developer acknowledging that development of sites, including above ground construction may be restricted until adequate road and water infrastructure to the satisfaction of the City's Fire Marshal.

Vote: Conlin, Costa, Crowley, Davis, Hatfield, McCoy, ShawYes

Motion carried.

Moved by Commissioner McCoy seconded by Commissioner Crowley, the Planning and Zoning Commission approved a resolution recommending the City Council approve rezoning.

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

Item 3 – Old Business

There were no Old Business items to address.

Item 4 – New Business

There was one New Business item.

Item 4a – Election of Officers

Vice Chair Conlin asked for nominations for position of Chair. Moved by Commissioner Hatfield, seconded by Commissioners Crowley, Andrew Conlin was nominated for Chair. As there were no further nominations, Vice Chair Conlin closed the nominations and called for a vote. Commissioner Conlin was unanimously voted in as Chairperson for the 2023 term.

Newly elected Chair Conlin asked for nominations for the position of Vice Chair. Moved by Commissioner Hatfield, seconded by Commissioner Crowley, Tina Shaw was nominated for Vice Chair. As there were no further nominations, Vice Chair Conlin closed the nominations and called for a vote. Commissioner Shaw was unanimously voted in as Vice Chair for the 2023 term.

Item 5 – Staff Reports

The next meeting is scheduled for Monday, April 24, 2023.

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Item 6 – Adjournment

Vice Chair Conlin adjourned the meeting at 5:40 p.m.


Jennifer Canaday, Recording Secretary


Andrew Conlin, Chair