

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

Monday, December 4, 2023

Attending:

Council Member Matt McKinney	Principal Engineer Ben McAlister
Council Member Renee Hardman	Planner Brian Portz
City Manager Tom Hadden	Planner Kara Tragesser
Deputy City Manager Jamie Letzring	Associate Planner Kate DeVine
Assistant Attorney Jessica Grove	Associate Planner Emani Brinkman
Development Coordinator Linda Schemmel	
Building Official Dennis Patrick	
Fire Marshal Mike Whitsell	

Guests online:

Item #1 - Kathy Bolten, Business Record
Becky Robel
City Engineer Brian Hemesath
Traffic Engineer Eric Petersen

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

1. Security Bars and Gates

Development Coordinator Linda Schemmel introduced the question of establishing performance guidelines for use of Security Bars and Gates on businesses within the City of West Des Moines. A liquor store on Grand recently installed security gates on the front door and front display window. Current code does not prohibit use of security bars and gates; however, their use can imply that the area is high crime, and could potentially lower property values. Staff are asking for input whether to create design guidelines which could make the security measures fit the neighborhood architecturally.

Councilman McKinney asked Fire Marshal Whitsell if he had any concerns. Fire Marshal Whitsell stated that Fire Code allows security bars/gates on one entrance door, but at least one exit must be clear for emergency access. He noted that having the security bars/gates will delay entrance during an emergency unless a lock box is provided on the exterior of the building.

Councilmember Hardman noted that there have been no complaints and not a lot of requests to implement these measures, so she did not believe this rose to the level of a problem needing to be addressed.

Council Member McKinney agreed, stating he had spoken with thousands of residents in the past few months, and no one mentioned this as a concern.

Direction: No action to be taken.

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

- a. South Branch Plat 2 Lot 1, 4350 SE Army Post Road: Subdivide 29-acre property into three (3) lots for warehouse development and Phased Site Plan for footings and foundations and private utilities for future construction of 294,407 sq. ft. multi-tenant warehouse – PPSP-006502-2023
- b. Khatib Plat of Survey, Northwest corner of Stagecoach Road and S Grand Prairie Parkway: At the request of Dallas County combine two remnant parcels created by ROW acquisition – POS-006260-2023
- c. PASCO Storage, 130 S. 9th Street: Construction of 86,550 sq. ft. of warehousing in four (4) buildings – SP-006152-2023 There was a brief discussion about this application not matching the multi-use intent of the Historic West Des Moines Master Plan. In addition, the Master Plan design guidelines were adopted by City Council, but enforcement cannot occur until an accompanying PUD has been adopted. Staff is limited to recommending architectural details to fit the area.
- d. Porsche Automobile Dealership, 7220 Lake Drive: Construction of 23,785 sq. ft. auto dealership – SP-006230-2023
- e. Browns Woods Hollow Final Plat, Current western terminus of SE Hollow Court: Final Plat to create 18 single family lots, one lot for storm water detention, one lot for parkland dedication, and two lots for public streets – FP-006232-2023
- f. Ordinance Amendment: Resident requested City Code amendment to allow SIC 723 Beauty Shops and SIC 724 Barber Shops as permitted uses in the Office Zoning District – AO-006273-2023
- g. Parkways Plat 2 Easement Vacation, Southeast corner of S. 81st Street and Coachlight Drive: Vacate private detention easement within proposed Lot 1 – VAC-006272-2023
- h. Three Fountains Commercial PUD, SE Corner of 50th Street and University Avenue: Amend PUD to reduce the accessory building and structure setback requirement from University Avenue from 100' to 75' to accommodate Chick-fil-A's dual drive-through lanes– ZC-006256-2023
- i. Ruthenium Parcel J, North of Veterans Parkway between Woodland Avenue and SW 60th Street: Plat of Survey to create a 0.03-acre parcel for the Transfer of Ownership – POS-006262-2023
- j. Ruthenium Parcel K, Northeast corner of Woodland Avenue and Veterans Parkway: Plat of Survey to create a 1.05-acre parcel for the Transfer of Ownership - POS-006263-2023
- k. Ruthenium Parcel L, Southwest corner of Veterans Parkway and SW 60th Street: Plat of Survey to create a 0.13-acre parcel for to allow the Transfer of Ownership of the balance of the original property – POS-006261-2023

3. Minor Modifications & Grading Plans

- a. Dumpster Enclosure, 430, 436, and 440 S 19th Street: Construction of a dumpster enclosure – MML1-006268-2023
- b. DMU Bulk Storage Roof, 8025 Grand Avenue: Construction of a roof over existing bulk storage bins – MML1-006275-2023
- c. Dumpster Enclosure, 1112 Maple Street: Construction of a dumpster enclosure – MML1-006242-2023
- d. 136 1st Street: Exterior changes to the gas canopy and removal of the awning on the convenience store – MML1-006253-2023

- e. WDMWW, 1505 Railroad Ave: Construction of dumpster enclosure – MML1-06231-2023
- f. Topgolf, 7680 Coachlight Dr: modify building grades and façade – MML1-006264-2023
- g. 436 19th St: Construct dumpster enclosure for single family homes at 420, 436, & 440 S 19th St – MML1-006268-2023
- h. Collins Aerospace, 2200 Delavan Dr.: Install 8’ wood fence along west boundary and section of 8’ metal fence along north boundary – MML1-006269-2023
- i. DMU, 8025 Grand Ave: construct bulk material storage structure – MML1-006275-2023

4. Other Matters

None

The meeting adjourned at 8:01 AM. The next regularly scheduled Development and Planning City Council Subcommittee is December 18, 2023.

Linda Schemmel, Development Coordinator

Jennifer Canaday, Recording Secretary