

PLANNING AND ZONING COMMISSION

PZ AF 03-25-2024

Chairperson Conlin called the regular meeting of the Planning and Zoning Commission to order at 5:30 p.m. on Monday, March 25, 2024, 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 11, 2024

Chair Conlin asked for any comments or modifications to the March 11, 2024, minutes.

Moved by Commissioner Crowley, seconded by Commissioner Davis, the Planning and Zoning Commission approved the March 11, 2024, meeting minutes.

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

Item 2 – Public Hearings

There were 2 Public Hearing items.

Item 2a – Ordinance Amendment, Amend Title 9 (Zoning) to modify land uses permitted in the Business Park (BP), General Industrial (GI) and Light Industrial (LI) zoning districts – Spraytec Fertilizers, LLC – AO-006341-2024

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 18, 2024**.

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 Costa, 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.

Eric Cannon, Snyder & Associates, 2727 SW Snyder Blvd, Ankeny, presented a request to modify land uses in Business Park, General Industrial and Light Industrial zoning districts to allow the use of mixing fertilizer. He stated that this modification would still require a permitted conditional use permit, and that the applicant would return at a later date for site plan approval.

Commissioner Crowley asked the location of the site being considered for this use. Mr. Cannon noted the location on a map.

PLANNING AND ZONING COMMISSION

Emani Brinkman, Development Services Associate Planner, added that this would require approval by the Board of Adjustment for a conditional use permit, and that any potential individuals requesting this use would also have to appear before the Board of Adjustment.

Commissioner Shaw asked what kind of fertilizer Spraytec processes. Mr. Cannon responded that it is a regional product for plant health, a micronutrient package for corn and soybeans. He added that it is a global company started in Argentina, has been in Iowa for ten years, with offices in Urbandale, Bondurant, and Fort Dodge.

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 Costa, seconded by Commissioner Shaw, the Planning and Zoning Commission approved a resolution recommending the City Council approve the ordinance amendment.

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

Item 2b – Eagle Brook, South of Veterans Parkway and east of SE 35th Street – Amend the Zoning Map to establish R-1 Single Family Residential zoning – Eagle Brook LLC – ZC-006328-23024

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 18, 2024**.

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 Davis, 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.

Tyler Tuttle, Bishop Eng, 3501 104th St, Urbandale, stated he was representing the client Eagle Brook to request zoning of a property located south of Veterans Parkway, east of SE 35th Street. He noted that 27.8 acres of the 160 acres is currently unzoned, and they are requesting to zone this section to R1, to match the rest of the development. The comprehensive plan designates this area as detached residential.

Linda Schemmel, Development Services Coordinator, on behalf of Planner Karen Marren, stated she had nothing to add to the Staff Report, however, was available to answer questions. There were none.

Chair Conlin asked if anyone from the audience would like to speak to this item.

PLANNING AND ZONING COMMISSION

David Hubler, 7009 Colby Avenue, Windsor Heights, raised the question of whether a cemetery was located as this site. Mr. Tuttle stated he had not found any cemetery near the site being proposed for zoning.

As there were no additional questions, Chair Conlin closed the public hearing and asked for continued discussion or a motion.

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

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 were no New Business items.

Item 5 – Staff Reports

5a - Election of Officers

Commissioner Hatfield nominated Tina Shaw for Chairperson., seconded by Commissioner Crowley.

Commissioner Shaw nominated Chair Conlin for Chair. There was not a second.

Commissioner Shaw was unanimously elected to serve as Board Chair for the coming year.

Chair Conlin nominated Amy McCoy for Vice Chair, seconded by Commissioner Davis.
There were no other nominations.


Commissioner McCoy was unanimously elected to serve as Vice Chair for the coming year.

The next meeting is scheduled for Monday, April 8, 2024.

Item 6 – Adjournment

Chair Conlin adjourned the meeting at 5:41 p.m.


Jennifer Canaday, Recording Secretary


Andrew Conlin, Chair
TINA SHAW