

PLANNING AND ZONING COMMISSION

PZ AF 02-26-2024

Chairperson Conlin called the regular meeting of the Planning and Zoning Commission to order at 5:34 p.m. on Monday, February 26, 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, Shaw .....Present

**Item 1- Consent Agenda**

**Item 1a – Minutes of the meeting of February 12, 2024**

Chair Conlin asked for any comments or modifications to the February 12, 2024, minutes.

Moved by Commissioner Hatfield, seconded by Commissioner Davis, the Planning and Zoning Commission approved the February 12, 2024, meeting minutes.

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

**Item 2 – Public Hearings**

There was 1 Public Hearing item.

**Item 2a – Midtown Redevelopment, 1221, 1245, and 1261 8th Street – Amend Comprehensive Plan Land Use Map and Amend the Midtown Redevelopment Planned Unit Development Ordinance to designate and regulate Multi Use Medium land use for the development parcel(s) for Midtown Redevelopment PUD – Keystone Phase II, LLC – CPA-006323-2024 and ZC-006295-2023**

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 February 16, 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 Costa, 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, Shaw .....Yes  
Motion carried.

Brian Johnson, Benchmark Real Estate, 950 Office Park Road, WDM stated he was present on behalf of the property owner and development and would be happy to answer any questions. There were none at that time.

Karen Marren, Development Services Planner, explained the change requested to amend the PUD from multi-use buildings to multi-use development as the applicant would like to make one

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Kate DeVine, Development Services Planner, stated she had nothing to add but was present for questions.

Chair Conlin asked if anyone from the audience would like to speak to this item, seeing none, asked for continued discussion or a motion.

Moved by Commissioner Davis, seconded by Commissioner Costa, the Planning and Zoning Commission approved a resolution recommending approval of the preliminary plat and site plan, subject to the following conditions of approval:

1. Applicant acknowledging and agreeing that the Storm Water Pollution Prevention Plan (SWPPP) will be updated to address remaining comments to staff's satisfaction prior to proceeding to City Council.
2. The applicant acknowledging that no industrial condominium bay lot will be sold until the associated final plat for this site is approved by the City Council and recorded with the Polk County Recorder.

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

## Item 5 – Staff Reports

The next meeting is scheduled for Monday, March 11, 2024.

## Item 6 – Adjournment

Chair Conlin adjourned the meeting at 5:43 p.m.

  
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Jennifer Canaday, Recording Secretary

  
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Andrew Conlin, Chair  
Acting