

PLANNING AND ZONING COMMISSION

PZ AF 09-09-2024

Chairperson Shaw called the regular meeting of the Planning and Zoning Commission to order at 5:30 p.m. on Monday, September 9, 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 August 26, 2024

Chair Shaw asked for any comments or modifications to the August 26, 2024 minutes.

Moved by Commissioner Conlin, seconded by Commissioner Hatfield, the Planning and Zoning Commission approved the August 26, 2024 meeting minutes.

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

Item 2 – Public Hearings

There was 1 Public Hearing item.

Item 2a – Iles Funeral Home, 7200 and 7010 Ashworth Road – Amend Comprehensive Plan Land Use Map to designate Multi Use Low land use and Amend the Reed’s Crossing Planned Unit Development Ordinance to incorporate 7010 Ashworth into the Reed’s Crossing Planned Unit Development and to regulate funeral services and crematories development – Iles Funeral Homes Real Estate, LLC – CAPZC-006313-2024

Chair Shaw 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 August 30, 2024.

Chair Shaw 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 Conlin, 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.

Ed Arp, Civil Engineering Consultants, 2400 86th St, Suite 12, Des Moines, stated he was representing Iles Funeral Home and noted the location of the site. He informed that there was a section of 7200 Ashworth north of the railroad tracks which was intended to be used for a funeral home. The property owner had purchased 7010 Ashworth which was being added to the existing PUD. They were choosing to apply the land use tailored to fit the new zoning ordinance, for future construction of a funeral home.

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Commissioner Costa asked if they are pulling the trigger on building. Mr. Arp replied that the site plan is in review now and they hope to begin construction this fall. Commissioner Costa commented that this is a great location.

Chair Shaw asked if there were any unique utility issues. Mr. Arp replied there are not, however it is unique for the site to back up to the railroad. The back end of the lot will not be developed at this time, the actual funeral home will be set closer to Ashworth Road with room for buffering behind.

Kate Devine, Development Services Associate Planner, stated she had nothing to add, and that the applicant is working through the Preliminary Plat and Site Plan processes, and is scheduled to appear before the Board of Adjustment next week to request a conditional use permit.

Chair Shaw 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 Crowley, seconded by Commissioner Conlin, the Planning and Zoning Commission approved a resolution recommending the City Council approve the Comprehensive Plan Land Use map amendment.

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

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

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 1 New Business item.

Item 4a – Val Gate Lot 6, 836 1st Street – Approve Site Plan to allow construction of a 2,500 square foot retail building – First Street, LP – SP-006483-2024

Rick Baumhover, Bishop Engineering, 3501 104th St, Urbandale, presented the application for Chad Mandelbaum and First Street Redevelopment. He informed that Parcel 6 was divided into two pieces, with the South portion used for the Scooter's Kiosk. This building finishes the North side of Lot 6. The drives will be completed. Lot 3 will be combined with this project, and rather than one building on each lot, there will be two buildings on Lot 6, and no buildings on Lot 3. The Master Plan originally included 6,000 square feet of building but would now be using only 3200 square feet. The parking provided will be more than is needed. The South side drive area will be cleaned up for Auto Zone parking lot access. Headlights will no longer impact the patio on Lot 5. Utilities, setbacks, and parking are all in place. No grading will be required. The applicant has satisfied Staff comments.

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Commissioner Costa asked Mr. Baumhover if he could state which tenant is going into the space. Mr. Baumhover stated that is unknown at this time. This is a unique site, and the developer is hoping that constructing the building will attract a tenant. Construction is expected to begin this fall.

Chair Shaw noted that there were no conditions of approval. Planner Portz confirmed.

Brian Portz, Development Services Planner, informed that there is a shared parking agreement for the entire site and therefore there will be no issues for parking this new building.

Commissioner Crowley asked whether there is a grease trap being installed. Mr. Baumhover stated there will be, as they do expect the tenant to be a restaurant.

Commissioner Costa asked if the stacking is in excess of what is necessary. Planner Portz responded that code requires 11 and there are 12 provided on the plans.

Srijan Karim, 1225 28th Street, asked what the point is of putting all parking on Lot 3 when another small business could be located there. He informed that he counted 170 total parking spaces on the site, and that developing Lot 3 later would create more revenue using existing infrastructure. Mr. Baumhover responded that it would still be possible to add a business to Lot 3 in the future, but that the Developer had found no market for that at this time. He added that putting in the parking will help with a maintenance problem, improving drainage on the site.

Mr. Karim concluded that he believed the commission should consider revising the City parking requirements, as he believed the requirements were too stringent and prevented infill development.

Chair Shaw 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 Costa, seconded by Commissioner Conlin, the Planning and Zoning Commission approved a resolution recommending approval of the Site Plan, subject to meeting all City code requirements.

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

Item 5 – Staff Reports

There were none.

The next meeting is scheduled for Monday, September 23, 2024.

Item 6 – Adjournment

Chair Shaw adjourned the meeting at 5:44 p.m.


Jennifer Canaday, Recording Secretary


Tina Shaw, Chair