

PLANNING AND ZONING COMMISSION

PZ AF 11-11-2024

Vice Chairperson McCoy called the regular meeting of the Planning and Zoning Commission to order at 5:30 p.m. on Monday, November 11, 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, McCoy, Hatfield (Virtual).....Present
Shaw.....Absent

Item 1- Consent Agenda

Item 1a – Minutes of the meeting of October 28, 2024

Vice Chairperson McCoy asked for any comments or modifications to the October 28, 2024, minutes.

Moved by Commissioner Costa, seconded by Commissioner Conlin, the Planning and Zoning Commission approved the October 28, 2024, meeting minutes.

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

Motion carried.

Item 2 – Public Hearings

There were no Public Hearing items.

Item 3 – Old Business

There were no Old Business items to address.

Item 4 – New Business

There was one New Business item.

Item 4a – Microsoft DSM 44, 11100 Booneville Road – Approve Major Modification to Site Plan to allow construction of a data center building – Microsoft Corporation – MaM-006601-2024

Ryan Hardisty, Civil Design Advantage, 4121 NW Urbandale Drive, Urbandale, briefly highlighted the project noting that this building is number five of six data centers on the campus and proposed to be approximately 245,000 sq. ft. It will have the same layout as the data center to the north and the previous buildings on the campus. Storm water management facilities were installed with the previous phases.

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Commission Crowley inquired if there would be any additional data centers on this site.

Mr. Hardisty responded that there is room for one additional data center and will be the next building to the south.

Vice Chairperson McCoy asked if the applicant was in agreement with all staff recommendations and conditions, to which Mr. Hardisty replied affirmatively.

Brian Portz, Development Services Planner, noted that the conditions are the same as which were done for all previous buildings on the site.

Vice Chairperson McCoy 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 minor modification, subject to the following conditions:

1. The City Council agreeing to not require landscape islands in the parking lot as required by City Code due to security concerns with trees in the parking lot. Required parking lot trees shall be added to the buffer plantings.
2. The City Council allowing shrubs in lieu of trees to be planted within parking lot islands due to security concerns with trees in the parking lot.
3. The City Council allowing gravel to be implemented around industrial buildings on the site to allow access to utility structures for maintenance purposes.

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

Motion carried.

Item 5 – Staff Reports

Linda Schemmel briefly explained that for this year's meeting schedule, there are a couple of projects that are considering the last meeting of December or the first one in January. Typically, there are two meetings in December making quorum an issue when a meeting falls so close to the Christmas holiday. Therefore, staff is considering one meeting in December of this year and one in January of 2025.

Commissioner Crowley indicated that he should be available for the meeting on the January 13th but may not be available on January 27th.

Commissioner Davis indicated that she may not be available for the January 27th meeting.

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Commissioner Davis indicated she would be available for the December 23rd meeting.

Development Coordinator Schemmel explained that there is a small change to the 2025 proposed meeting schedule for City Council in that for the March 24, 2025, the City Council and Commission would be meeting on the same date. Options are to move the Commission meeting to a different location or to a different day or different week.

The consensus from the Commission was whatever works best for the schedule.

Development Coordinator commented that the approval of the 2025 meeting schedule would be on the next agenda.

The next meeting is scheduled for Monday, November 25, 2024.

Item 6 – Adjournment

Vice Chairperson McCoy adjourned the meeting at 5:40 p.m.

Amy McCoy, Vice Chairperson

Michelle Riesenbergl, Recording Secretary