

Direction: CITY1517.DSS

Vice Chairperson Brown called the regular meeting of the Plan and Zoning Commission to order at 5:30 p.m. on Monday, February 16, 2016, in the Council Chambers of the West Des Moines City Hall, located at 4200 Mills Civic Parkway, in West Des Moines.

Roll Call: Andersen, Brown, Costa, Crowley, Hatfield, Southworth.....Present  
Erickson.....Absent

**Item 1 - Consent Agenda**

**Item 1a - Minutes of the meeting of February 1, 2016**

Vice Chairperson Brown asked for any comments or modifications to the February 1, 2016 minutes.

Moved by Commissioner Crowley, seconded by Commissioner Costa, the Plan and Zoning Commission approve the minutes of the February 1, 2016 meeting.

Vote: Andersen, Brown, Costa, Crowley, Hatfield, Southworth.....Yes  
Erickson.....Absent

Motion carried.

**Item 1b – Approval of Resolution for Denial of Ordinance Amendment**

After staff reviewed the meeting audio recording of the February 1, 2016 Plan and Zoning Commission meeting, it was determined that the Commission did not make a formal motion to initiate the vote taken to Staff’s recommendation regarding a self-storage ordinance. Based upon discussion at this meeting, it appeared that the Commission intended to make a recommendation for denial for the proposed ordinance to the City Council.

Vice Chairperson Brown asked for any comments or a motion recommending the City Council deny the proposed ordinance amendment related to self-storage.

Moved by Commissioner Hatfield, seconded by Commissioner Costa, the Plan and Zoning Commission approve a resolution recommending the City Council deny the proposed ordinance amendment related to self-storage.

Vote: Andersen, Brown, Costa, Crowley, Southworth, Hatfield.....Yes  
Erickson.....Absent

Motion carried.

Development Coordinator Schemmel informed the Commissioners that this item had not yet proceeded to the City Council in order to clarify the Commission’s recommendation, and that this item would be going forward to the February 22, 2016 City Council agenda indicating Commission denial. *(Note: this item was continued to the March 7, 2016 City Council meeting.)*

Vice Chairperson Brown confirmed that the Commission voted to deny the proposed self-storage ordinance.

**Item 2 – Public Hearings**

There were no Public Hearing items on the agenda.

**Item 3 – Old Business**

There were no Old Business items on the agenda.

**Item 4 – New Business**

**Item 4a – Southwoods Plat 2 – 5003 E.P. True Parkway – Subdivide property into two lots – Kum & Go, LC – PP-002953-2015**

Keith Weggen, Civil Design Advantage, 3405 SE Crossroads Drive, representing the applicant, requested approval to subdivide the property located at 5003 EP True Parkway into two lots with the intent to construct a convenience store with gas pumps at the southeast corner of the site. There is an existing building on site which formerly housed the Dahl’s grocery store. Mr. Weggen stated that the necessary public utilities are in place for both lots, the storm water detention has been identified and details are to be worked out, and additional accesses are not being proposed for either lot. Right-of-way will be dedicated to both 50<sup>th</sup> Street and E.P. True Parkway.

Planner Tragesser briefly commented that staff would be asking that a declaration or agreement with the current property owner be executed so that future buyers would be aware that the former Dahl’s site would be left with insufficient parking for the total building reuse unless additional parking was built.

Vice Chairperson Brown 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 Crowley, the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Preliminary Plat to create two (2) lots, subject to the applicant meeting all City Code requirements.

Vote: Andersen, Brown, Costa, Crowley, Hatfield, Southworth.....Yes  
Erickson.....Absent  
Motion carried.

**Item 5 – Staff Reports**

There were no staff reports.

**Item 6 - Adjournment**

Vice Chairperson Brown asked for a motion to adjourn the meeting.

Moved by Commissioner Costa, seconded by Commissioner Crowley, to adjourn the meeting.

Vote: Andersen, Brown, Costa, Crowley, Hatfield, Southworth.....Yes  
Erickson.....Absent  
Motion carried.

The meeting adjourned at 5:40 p.m.

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Michele Brown, Vice Chairperson

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Kimberly Taylor, Recording Secretary