

Direction: CITY1671.DSS

Chairperson Erickson called the regular meeting of the Plan and Zoning Commission to order at 5:30 p.m. on Monday, October 24, 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, Erickson, Hatfield, Southworth.....Present

**Item 1 - Consent Agenda**

**Item 1a - Minutes of the meeting of October 10, 2016**

Chairperson Erickson asked for any comments or modifications to the October 10, 2016 minutes.

Moved by Commissioner Hatfield, seconded by Commissioner Crowley, the Plan and Zoning Commission approved the October 10, 2016 meeting minutes.

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

**Item 2 – Public Hearings**

**2a - Fuel Pump Island Canopies – Amend Title 9, Zoning, Chapter 14, Accessory Structures to Revise Regulations for Fuel Pump Canopy Materials – City Initiated – AO-003237-2016**

Chairperson Erickson 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 October 14, 2016.

Chairperson Erickson 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 Brown, the Plan and Zoning Commission accept and make a part of the record all testimony and all other documents received at this public hearing.

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

Planner Tragesser reviewed the proposed ordinance and noted differences from the existing code provisions for the use of materials on the canopy support columns.

Commissioner Crowley inquired if the city received feedback from various vendors regarding the ordinance. Planner Tragesser replied that this proposal was in response to feedback received during the review of fuel pump canopies over that last year.

Chairperson Erickson asked if this is consistent with recent approvals. Planner Tragesser replied affirmatively.

Chairperson Erickson 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 Andersen, the Plan and Zoning Commission approve a resolution recommending to the City Council approval of the ordinance amendment.

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

**Item 3 – Old Business**

There were no Old Business items reported.

**Item 4 – New Business**

**4a - Holiday Park Deep Well Pump House, 1701 Railroad Avenue, Building 400, Construction of a 290 sq. ft. single story building for a pump house – West Des Moines Water Works – MaM-003213-2016**

Diana Wilson, General Manger, West Des Moines Water Works, requested approval of a major modification to allow construction of a pump house for a well on the east end of Holiday Park. Ms. Wilson explained the need for the well that the pump house would enclose.

Commissioner Brown asked when construction of the well was expected to begin. Ms. Wilson stated the members of the West Des Moines Subcommittee suggested winter drilling since peoples windows will be closed, which would help cut down on the amount of noise. They would like to start the beginning of December and end the middle of March.

Chairperson Erickson asked about the depth of the well. Ms. Wilson responded that they expect to reach 2500 ft.

Planner Tragesser briefly commented that the pump house building is consistent with other pump house buildings, shelters and other amenities within the park and that staff recommends approval of the project.

Chairperson Erickson 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 Crowley seconded by Commissioner Brown, Plan and Zoning Commission adopt a resolution recommending the City Council approve the Major Modification to a Site Plan to allow the construction of a pump house at Holiday Park, 1701 Railroad Avenue, Building 400.

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

**4b - Phase 1B Edgewater Building Addition, 9225 Cascade Avenue – Approval of an approximately 98,000 square foot building addition and associated landscaping – Wesley Active Life Community, LLC – MaM-003163-2016**

Gary Reed, Civil Design Advantage, 3405 SE Crossroads Drive, Grimes, IA, representing the applicant Wesley Life, requested approval of an addition to the Edgewater Facility located in the western part of West Des Moines. Edgewater is a full service retirement campus located at 9225 Cascade Avenue. The addition will be situated on the west side of campus and consists of four stories of independent living units, 33 new apartments, with one guest unit, all above 41 stalls of underground parking.

Commissioner Crowley asked if parking currently exists or if it is green space. Mr. Reed responded that it is currently green space.

Mr. Reed noted that the building materials will match the existing facility, consisting of two colors of brick, three kinds of cultured stone and fiber cement siding and panels. The landscaping plan ties native grass areas in with the planting beds near the building, incorporating perennials and ground cover for landscaping color, in addition to a diversity of trees and shrubs. The central activity patio located on the north side of the addition incorporates a two-tier amphitheater in the hillside with a water feature. Mr. Reed stated they have addressed all city comments and concerns.

Planner Munford commented that this is an addition to a great looking development. Mr. Munford pointed out that since this development was already in existence they have paid into the Sugar Creek Connection Fee District. *(Incorrect statement: the additional was part of the original approved master plan concept which pre-dated the fee district, thus they are exempt from fee district fees for this aspect of the project.)* Mr. Munford stated when originally developed there was no storm water management agreement because it was not required at that time he worked with the applicant and they provided a storm water management agreement to make sure detention areas serving this property are maintained and functioning for years to come.

Chairperson Erickson 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 Hatfield seconded by Commissioner Brown the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Major Modification to a Site Plan for Edgewater Building Addition allowing the construction of a 98,000 square foot building addition and associated landscaping to the Edgewater development located at 9225 Cascade Avenue, subject to the applicant meeting all City Code requirements.

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

**Item 5 – Staff Reports**

There were no staff reports.

**Item 6 - Adjournment**

Chairman Erickson asked for a motion to adjourn the meeting.

Motion by Commissioner Southworth, seconded by Commissioner Crowley, to adjourn the meeting.

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

The meeting adjourned at 5:48 p.m.

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Craig Erickson, Chairperson

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Juanita Greer, Recording Secretary