

PLAN AND ZONING COMMISSION

PZ AF 03-23-2020

Chairperson Andersen called the regular meeting of the Plan and Zoning Commission to order at 5:37 p.m. on Monday, March 23, 2020. Commissioners were present electronically through SKYPE. Visitors and staff were present in Valley Junction Conference Room, Suite 1D, City Hall, 4200 Mills Civic Parkway, West Des Moines.

Roll Call: Andersen, Costa, Crowley, Drake, Hatfield, Southworth... Present via SKYPE
Erickson..... Absent

Item 1- Consent Agenda

Item 1a – Minutes of the meeting of March 9, 2020

Chairperson Andersen asked for any comments or modifications to the March 9, 2020 minutes.

Moved by Commissioner Crowley, seconded by Commissioner Costa, the Plan and Zoning Commission approved the March 9, 2020 meeting minutes.

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

Motion carried.

Item 2 – Public Hearings

There was 1 Public Hearing item.

Item 2a – Amendment to City Code – Amend Title 9 (Zoning), Chapter 3 (General Zoning Provisions) to exempt from general zoning regulations City improvements which promote the public health, safety and welfare – City Initiated (AO-004657-2020)

Chairperson Andersen 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 March 20, 2020.

Chairperson Andersen 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 Drake, seconded by Commissioner Costa, the Plan and Zoning Commission accepted and made a part of the record all testimony and all other documents received at this public hearing.

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

Motion carried.

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Development Director Lynne Twedt summarized the ordinance amendment, stating that there are infrequent occasions when City projects may in part not follow the zoning code, but which are deemed necessary and/or appropriate for the benefit of the community. This amendment will allow Council to determine if the zoning code can be waived in these circumstances, if the benefit to the community is greater than the burden created by exempting the improvement from the zoning code. City Council will make that determination after considering the purpose of the improvement, feasible alternatives, and potential detriment to affected landowners.

Commissioner Hatfield questioned whether this would apply only to properties owned by the City. Director Twedt informed that there may be other situations where the ordinance might apply to privately owned property with private agreements in place or Right of Way property, such as City Landmark Signage and Holiday Lighting in Valley Junction.

Chairperson Andersen 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 Costa, the Plan and Zoning Commission approved a resolution recommending the City Council approve amending the ordinance.

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

Item 3 – Old Business

There were no Old Business items to address.

Item 4 – New Business

There were no New Business items to address.

Item 5 – Staff Reports

Development Coordinator Linda Schemmel requested feedback from the Commissioners following the meeting to help improve the process for the next meeting.

The next meeting is scheduled for Monday, April 13, 2020.

Item 6 – Adjournment

Chairperson Andersen adjourned the meeting at 5:43 p.m.

Erica Andersen, Chairperson

Jennifer Canaday, Recording Secretary