

**DES MOINES COUNTY, IOWA
ZONING COMMISSION
REGULAR MEETING MINUTES
THURSDAY, DECEMBER 18, 2014**

The Des Moines County Zoning Commission met in regular session on December, 2014 at 5:30 P.M. in the public meeting room of the SEIRPC offices at 211 N Gear Ave, West Burlington, Iowa.

1. Call to Order

Chairman Dick Keith called the meeting to order at approximately 5:30 P.M.

2. Roll Call

Commission members present: Larry Werner, Ron Breuer, Ron Wunderlich, Jon Hedges, Sally Parrott, Dick Keith

Commission members absent: John Roth

Staff Present: Jeff Hanan, SEIRPC; Amy Beavers, County Attorney

Public Present: Ed White, Dennis Rivas, Brian Williams, Lewis Beik, Craig Upton, Ed & Joyce Blow

3. Meeting Minutes

Motion #1: To approve the Minutes of November 20, 2014 meeting.

Motion by: Werner

Seconded by: Wunderlich

Vote: Unanimous vote. Motion carried.

4. New Business

A. Public Hearing: Request for Preliminary Plat Review – The Grasslands

Mr. Hanan read the staff report. Mr. Keith opened the public hearing at approximately 5:35 p.m. Mr. White explained the need for the front-yard setback variance for Lot #3. He noted that the back side of the property is hilly and has a big ditch and the home must be pushed closer to the lot line than 30 feet. He is asking for a front-yard setback of 10 feet. Mr. Keith questioned whether this would interfere with the utility placement and Mr. White said it would not. Mr. White is also requesting a variance from Article V, Section 2.7 regarding roadway construction. He is asking to allow for the use of geotextile fabric instead of the combined ¾" and 2" lifts as required in the Ordinance. Mr. White elaborated on the Klingner & Associates report, noting that the geotextile fabric is actually better than what's required in the Ordinance. Mr. Hanan said he spoke with County Engineer Brian Carter and he had no issues with granting the variance. Mr. Keith noted that it was a private road. Mr. Breuer asked about the future plans for White Farms Lot #1. Mr. White said it is open space and is mainly timber and a ditch. He has no plans to subdivide it. Neighbor Brian Williams asked about the area north of the subdivision. Mr. White said he will eventually build a home there but will not subdivide it.

After further discussion Mr. Keith closed the public hearing at approximately 5:55 p.m.

Motion #2: To approve the Preliminary The Grasslands and forward to Board of Supervisors for approval, along with the requested variances.

Motion by: Werner

Seconded by: Wunderlich

Vote: Unanimous vote. Motion carried.

B. Public Hearing: Request for Final Plat Review – Hickory Crest Estates

Mr. Hanan read the staff report. Mr. Keith opened the public hearing at approximately 5:56 p.m. Discussion ensued regarding a need for storm water permit from the Iowa DNR. Mr. Hanan and Mr. Upton had received conflicting information. Mr. Upton said he would do whatever is necessary. It was agreed that prior to moving the subdivision forward the issue would be resolved. Regarding the request for a variance from Article IV, Section 1.4(a), Mr. Keith noted that, unlike other subdivisions, the road improvements have already been completed and there was no need for an engineer's design at this time. He noted that a cross-section had been provided by an engineer. He said as long as the fire department was ok with the road it wasn't necessary to have the engineer's design. Mr. Upton explained how the road was constructed and that it exceeded minimum requirements. In regards to the requested variances for length of cul-de-sac and road grade, Mr. Upton noted that the cul-de-sac radius was overbuilt to satisfy the fire department. In addition, black dye was placed in the concrete (to assist with melting), it has a raked finish and has a heated strip on the side/hill.

After further discussion Mr. Keith closed the public hearing at approximately 6:20 p.m.

Motion #3: To approve the Final Plat for Hickory Crest Estates and forward to Board of Supervisors for approval, along with the requested variances.
Motion by: Werner
Seconded by: Wunderlich
Vote: Unanimous vote. Motion carried.

5. Old Business

None

6. Public Input

None

7. Future Agenda Items

Review Subdivision Ordinance for changes/modifications.

8. Adjournment

Motion #4 To adjourn
Motion by: Breuer
Seconded by: Wunderlich
Vote: Unanimous vote. Motion carried.

The meeting adjourned at approximately 6:35 P.M.

APPROVED: _____
Richard Keith, Chairman

ATTEST: _____
Jeff Hanan, Land Use Administrator