Due to the increased community transmission of COVID-19 in Polk County, we have implemented a face covering requirement in City buildings. The requirement applies to both staff and the visiting public and includes attendance at Commission meetings. If you do not have a face covering, one will be provided for you.

**PLAN AND ZONING COMMISSION RULES AND PROCEDURES**

1. The Plan and Zoning Commission is generally an advisory body to the City Council. The City Council will hold a public hearing and make the final decision on all matters before the Commission other than Site Plans and Subdivision Plats, unless denials or conditional approvals thereof are appealed. Please contact the City Clerk or Development Services Department staff for details on Council hearings.

2. Applicant will be given 10 minutes to present the request.

3. Proponents and then opponents from the public are then allowed to speak in that order, with each speaker allowed a maximum of 5 minutes.

4. Applicant is then allowed five (5) minutes for a rebuttal.

5. The hearing will then be closed and the Commission will discuss and vote on the issue.

6. All comments are to be germane to the item under consideration and speakers are to maintain a courteous manner.

7. Items listed on the consent portion of the agenda will not be individually discussed and will be considered for approval in accordance with the recommendation in the staff report unless an individual present or member of the Commission requests that the item be removed from the consent agenda and considered separately under the public hearing agenda.

8. The City of Des Moines is pleased to provide accommodations to individuals or groups with disabilities and encourages participation in City government. Assistive Listening Devices are available for meetings in the MSC Board Room. To better serve you, when possible please notify us at least three business days in advance at 515-283-4209, should special accommodations be required.

9. Plan and Zoning Commission meetings are broadcast live on Mediacom Government Access Channel 7 or 777 (HD) for customers with that local cable service, or online through the YouTube application at the following internet link: https://www.youtube.com/CityOfDesMonesIowa/

**Note: There is not a scheduled early session.**

**6:00 ROLL CALL & APPROVAL OF MINUTES**

**CONSENT PUBLIC HEARING ITEMS**

1. Request from Employers Mutual Casual Company (owner), represented by Cindy McCauley (officer), for the following regarding property located at 701 Walnut Street:

   A) Determination as to whether the requested rezoning is in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan.

   B) Amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use designation from Downtown Mixed Use to Park/Open Space.

(ZONG-2021-000031)
C) Rezone property from “DX1” Downtown Mixed-Use District to “P2” Public, Civic, and Institutional District, to allow development of a Public Recreation Area use.  
(ZONG-2021-000030)

2. Request from Jerry’s Homes (owner), represented by Mike Nigro (officer), for review and approval of a Public Hearing Site Plan for property located at 160 Crossroads Drive, and for a Type 2 Design Alternative in accordance with City Code Sections 135-9.2.4(B) and 135-9.3.1(B), to allow paving in the front yard area that is in excess of the maximum allowed 25% of the total front yard area, as allowed for a House Type A, per City Code Section 135-2.13.3(E)(1).  
(BLD2020-00730)

3. Request from Jerry’s Homes (owner), represented by Mike Nigro (officer), for review and approval of a Public Hearing Site Plan for property located at 166 Crossroads Drive, and for a Type 2 Design Alternative in accordance with City Code Sections 135-9.2.4(B) and 135-9.3.1(B), to allow paving in the front yard area that is in excess of the maximum allowed 25% of the total front yard area, as allowed for a House Type A, per City Code Section 135-2.13.3(E)(1).  
(BLDR-2021-000399)

4. Request from Hy-Vee Food Stores, Inc. (owner), represented by Rachel Harris (officer), for review and approval of a Public Hearing Site Plan “Hy-Vee Aisles Online” for property at 2540 East Euclid Avenue, and for a Type 2 Design Alternative in accordance with City Code Sections 135-9.2.4(B) and 135-9.3.1(B), to allow for a drive-through facility within the street-facing side yard, per City Code Section 135-2.22.3.D.  
(10-2021-7.151)

5. Request from Eychaner Properties, Inc (owner), represented by Rich Eychaner (officer), for review and approval of a Public Hearing Site Plan “3700 Merle Hay Road Parking Lot Improvements” for property at 3700 Merle Hay Road, and for a Type 2 Design Alternative in accordance with City Code Sections 135-9.2.4(B) and 135-9.3.1(B), to waive the requirement to underground existing overhead utility lines, per City Code Section 135-9.2.1(E).  
(10-2021-7.130)

6. Request from Krause Plus (owner), represented by Aubrie Gould (officer), for the following:

A) Review and approval of a Public Hearing Preliminary Plat “Western Gateway Phase 1 Preliminary Plat” for property in the vicinity of 555 17th Street, to allow for consolation of multiple lots.  
(13-2021-1.60)

B) Review and approval of a Public Hearing Site Plan “Big Grove Brewery” for property in the vicinity of 555 17th Street, and for a Type 2 Design Alternative in accordance with City Code Sections 135-9.2.4(B) and 135-9.3.1(B), to allow use and expansion of an existing parking lot within a yard fronting a primary street (High Street), per City Code Section 135-2.5.3.A.8.  
(10-2021-7.141)

7. Request from Kemin Industries (owner), represented by Brent Strauch (consultant), for review and approval of a Public Hearing Site Plan for property located at 1900 Scott Avenue, for a Type 2 Design Alternative in accordance with City Code Sections 135-9.2.4(B) and 135-9.3.1(B), to allow construction of an 11,310-square foot building addition with 2.92% transparency on the street-facing facade, which is less than the required 12% transparency along the street-facing facade in accordance with the Workshop/Warehouse building type specified in City Code Section 135-2.9-D.17.  
(10-2021-7.139)
PUBLIC HEARING ITEMS

8. City initiated requests for the following: (10-2021-5.03)
   A) Determination as to whether the proposed 4th Restated Urban Revitalization Plan for
      the Citywide Urban Revitalization Area, to update, amend, and extend the duration of
      the existing Urban Revitalization Plan, is in conformance with PlanDSM: Creating
      Our Tomorrow comprehensive plan.
   B) Determination as to whether the proposed amendment to Des Moines Municipal
      Code Section 135-2.11, to revise the Flat Building Type into Flat A and Flat B
      Building Types, is in conformance with PlanDSM: Creating Our Tomorrow
      comprehensive plan.

9. Request from Wesley Life (owner), represented by Craig Flanagan (officer), for the
    following regarding property located at 3206 University Avenue, 1117 33rd Street, and
    1119 33rd Street:
    A) Determination as to whether the requested rezoning is in conformance with the
       PlanDSM Creating Our Tomorrow Comprehensive Plan.
    B) Amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future
       land use designation from Low Density Residential and Low-Medium Density
       Residential to Community Mixed Use. (ZONG-2021-000024)
    C) Rezone property from “P2” Public, Civic, and Institutional District and “N5”
       Neighborhood District to “MX3” Mixed Use District, to allow use of the existing building
       at 3206 University Avenue for a mix of uses, including Restaurant and Limited
       Fabrication and Production Use, and to allow expansion of the existing parking lot onto
       the parcels at 1117 33rd Street and 1119 33rd Street. (ZONG-2021-000023)

10. Request from Corey Wilson (owner) for review and approval of a Public Hearing Site
    Plan for property located at 4000 East 38th Street, for a Type 2 Design Alternative in
    accordance with City Code Sections 135-9.2.4(B) and 135-9.3.1(B), to allow construction
    of a 2,304-square foot metal clad accessory building within the rear yard, per City Code
    Section 135-2.22.1.D. (BLDR-2021-000543)

OTHER ITEMS

11. Committee and Director’s Reports.

12. Approval of 2022 Schedule of Meeting Dates