The July 1, 2021 meeting is postponed. All items will be considered by the Commission at their July 15, 2021 meeting.

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 (515) 689-9485 for details on Council hearings.

2. Applicant will be given 10 minutes to present the request. If applicant’s wish to share materials not already submitted with the application, please email them to Planning@dmgov.org so a staff host may be able to share them on the screen when you present.

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. Staff has attempted to compile a list of people who would like to speak on each item. Staff will first call on these people and then will open it up to anyone else who wishes to speak. To request to speak during the hearing, please use the “raise hand” function on ZOOM Webinar via internet or dial *9 on your phone. Once permission to speak is given, to unmute and mute dial *6 on your phone. You will be required to give your name and address for the record prior to speaking. Also, we ask that you keep your microphones and phones on “mute” unless you’ve been given the chance to address the Commission by the Chair.

4. Applicant is then allowed five (5) minutes for a rebuttal if any opponents spoke.

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

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

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. Please know that typical accommodations may be limited by emergency requirements as issued by the State of Iowa and the City of Des Moines.

Note: There is not a scheduled early session.

6:00 ROLL CALL & APPROVAL OF MINUTES FROM JUNE 17, 2021

CONSENT PUBLIC HEARING ITEMS

1. Request from Greater Des Moines Habitat for Humanity (owner) represented by Tami Kreykes (officer) for review and approval of a Public Hearing Site Plan for a Type 2 Design Alternatives in accordance with City Code Sections 135-9.2.4(B) and 135-9.3.1(B), for property located at 926 Kirkwood Avenue, to allow construction of a House B Building Type within a “N3b” Neighborhood District with a 120-square foot shed in place of a garage as required by Section 135-2.14.3(E)(3). (BLD2021-01174)
2. Request from Scott Bogdanski and Whitney Poston-Bogdanski (owners) for review and approval of a Public Hearing Site Plan for a Type 2 Design Alternative in accordance with City Code Sections 135-9.2.4(B) and 135-9.3.1(B), for property located at 1510 47th Street, to allow construction of a 480-square foot detached garage in the rear yard that would be within 2-feet of the north side property line, where a 5-foot minimum setback is required by Section 135-2.22.2(C)(1). (BLD2021-01313)

3. Request from Hy-Vee, Inc. (lessee) represented by John Brehm (officer) for review and approval of a Public Hearing Site Plan “Hy-Vee Aisles Online Des Moines #4” for a Type 2 Design Alternative in accordance with City Code Sections 135-9.2.4(B) and 135-9.3.1(B), for property at 4605 Fleur Drive, to allow a 970-square foot drive-through canopy addition on the north interior side façade of the existing Commercial Center Type building where it is only allowed on the rear façade in a “CX” Mixed Use District per Section 135-2.22.3(D)(1). The subject property is owned by Raccoon Valley Investment Company represented by Scott McMurray. (10-2021-7.108)

4. Request from Bakkie Properties, LLC (owner), represented by James Bakkie (officer), for the following regarding property located at 914 East Euclid Avenue:

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

   B) Rezone property from “MX3” Mixed Use District to “RX2” Mixed Use District to allow development of additional Multiple Household Living dwellings on the property, where the structures would contain dwelling units on the ground level. (ZON2021-00076)

PUBLIC HEARING ITEMS

5. Request from KG Store 543, LLC (owner) represented by Gerard Haberman (officer), for the following regarding property generally located at 1619 Ingersoll Avenue and 1620 High Street. A small portion of the property is owned by the City of Des Moines.

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

   B) Rezone property in the vicinity of 1619 Ingersoll Avenue from “DX2” Downtown District to “MX2” Mixed Use District and property at 1620 High Street from “RX1” Mixed Use District to “MX2” Mixed Use District, to allow reuse of the property at 555 17th Street for a microbrewery with additional commercial uses. (ZON2021-00077)

OTHER ITEMS

6. Committee and Director’s Reports.