

**DES MOINES COUNTY, IOWA
ZONING COMMISSION
REGULAR MEETING MINUTES
THURSDAY, OCTOBER 12, 2017**

The Des Moines County Zoning Commission met in regular session on October 12, 2017 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: Jon Hedges, John Roth, Ron Wunderlich, Dick Keith

Commission members absent: Larry Werner, Ron Breuer, Sally Parrott

Staff Present: Jeff Hanan, SEIRPC

Public Present: Sandra Schneider, Tim Johnson, Tom Sawyer, Lynn Sawyer, Steve Laue, Aaron & Natalie Phillips, Henry Bohlen, Lea Zaiser, Stephen Freese

3. Meeting Minutes

Motion #1: To approve the Minutes of July 20, 2017 meeting.

Motion by: Roth

Seconded by: Hedges

Vote: Unanimous vote. Motion carried.

4. New Business

A. Public Hearing: Request for Re-Zoning: Zaiser

Mr. Keith opened the public hearing at approximately 5:35 p.m. Mr. Hanan reviewed the staff report. Aaron Phillips said that he did not believe the property values would go up with this development – they would actually decrease. Tom Sawyer said there had been talk of filling in ravine and making a lake. He was concerned about how this would affect his existing pond. Lea Zaiser noted that this was all a preliminary idea and that they are hiring an engineer to see if it's all feasible. Mr. Sawyer explained that there are currently problems with the area near his house and the hillside is shifting. He said he would just want to make sure this would not impact near the dam on his pond. Mrs. Zaiser said there will definitely be changes to the plan. Natalie Phillips expressed concern about there being potentially up to 25 lots in the subdivision. Mrs. Zaiser said there could be more there could be less, depending on the engineering. She said there would also be restrictive covenants. Lynn Sawyer said she was concerned about the increased traffic. After further discussion Mr. Keith closed the public hearing at approximately 5:55 p.m.

Motion #2: To recommend re-zoning of the area from A-1 to R-1.

Motion by: Wunderlich

Seconded by: Roth

Vote: Unanimous vote. Motion carried.

B. Public Hearing: Request for Preliminary & Final Plat review for Summer Street Addition

Mr. Keith opened the public hearing at approximately 6:00 p.m. Mr. Hanan reviewed the staff report. Steve Freese,

owner of adjoining property, said there is currently a drainage problem in the southeast corner of the property. He noted that he had been in conversation with Tim Johnson and that they have a solution. He stated that the subdivision should have no effect on this and that they were working it out. After further discussion Mr. Keith closed the public hearing at approximately 6:07 p.m.

Motion #3: To recommend approval of the Preliminary & Final Plat for Summer Street Addition with the condition that the CSR requirement be waived
Motion by: Roth
Seconded by: Wunderlich
Vote: Unanimous vote. Motion carried.

C. Public Hearing: Request for Final Plat Approval: Sixth Addition to Wildlife Estates

Mr. Keith opened the public hearing at approximately 6:10 p.m. Mr. Hanan reviewed the staff report. Sandra Schneider asked about restrictive covenants. Mr. Bohlen said they are being updated but at the moment they are still under the old ones. She asked when they would be completed. He said sometime soon. Mrs. Schneider asked about the minimum lot size and Mr. Hanan said it was 40,000 square feet. Mrs. Schneider asked about the probability of annexation from West Burlington. Mr. Bohlen said they have not talked about it in more than 25 years. She asked about future development and said there were flags in her yard. Mr. Bohlen said there were no plans for future development at this time and that the flags were probably surveyor's flags. She asked about development of the ag land to the west and Mr. Bohlen said there was no timeline on that. Mrs. Schneider expressed concern about the smell in the main lake and claimed that lots were discharging sewage into the lake. Mr. Keith noted that all septic systems were approved by the County and if she thought some were not in compliance that she should contact the County Health Department (Jim Holley). After further discussion Mr. Keith closed the public hearing at approximately 6:30 p.m.

Motion #4: To recommend final plat approval for Sixth Addition to Wildlife Estates
Motion by: Wunderlich
Seconded by: Hedges
Vote: Unanimous vote. Motion carried.

D. Public Hearing: Request for Final Plat approval of Seventh Addition to Wildlife Lakes

Mr. Keith opened the public hearing at approximately 6:31 p.m. Mr. Hanan reviewed the staff report. Henry Bohlen said they were just adding to what they have out there now. After further discussion Mr. Keith closed the public hearing at approximately 6:35 p.m.

Motion #5: To recommend final plat approval for Seventh Addition to Wildlife Lakes
Motion by: Hedges
Seconded by: Roth
Vote: Unanimous vote. Motion carried.

5. Old Business

None

6. Public Input

None

7. Future Agenda Items

Mr. Keith reminded everyone that we needed to go through the Subdivision and Zoning Ordinances to recommend updates.

8. **Adjournment**
Motion #6 To adjourn
Motion by: Roth
Seconded by: Wunerlich
Vote: Unanimous vote. Motion carried.

The meeting adjourned at approximately 6:40 P.M.

APPROVED: _____
Dick Keith, Chairman

ATTEST: _____
Jeff Hanan, Land Use Administrator