

**MINUTES OF THE
WINDSOR HEIGHTS
PLANNING AND ZONING COMMISSION MEETING
City Hall, 1133 66th Street**

August 27, 2014

1. Call to Order.

Egger called the meeting to order at 4:30 p.m. Calhoun, Crain, Muntz, Moran, Foss, and Fife in attendance. City Inspector/Zoning Administrator, Sheena Danzer, City Administrator, Jeff Fiegenschuh, Greg Roth, Engineer with Veenstra and Kimm, and Council member liaison, Charlene Butz were also in attendance.

2. Approval of the Agenda.

Moran made the motion to approve the agenda as presented; Fife seconded. Voice vote passed unanimously.

3. Approval of the minutes from the July 17, 2014 meeting

Crain made a motion to approve the minutes as read; Muntz seconded. Moran and Foss abstained as they were not present. Voice vote passed unanimously.

4. Public hearing for rezoning application RZN01-14 for Hy-Vee, requesting rezoning of .274 acres from R-1, Single-Family Residential (Low Density) to UC, University Commercial (Mixed Use District) of certain property described as: PARCEL D BEG 50.29F N & 15F W OF SE COR LT 43 THN W 75.12F NW 78.35F W50.19F N32.95F E195.45F SW 82.69F TO POB LTS 43 & 54 MOTT PLACE in Windsor Heights, Iowa 50324. This property is also known as 1230 70th Street, Windsor Heights, IA 50324 and is located north of the Hy-Vee at 7101 University Avenue.

Danzer gave a staff report on the Hy-Vee rezoning application. Rob Wadle, representing Hy-Vee presented information on the reasoning for the project to locate a gas and convenience store east of the Hy-Vee at 7101 University Avenue.

The public hearing opened at 4:45pm.

Names and address of speakers in opposition of the Hy-Vee rezoning application:

317 6th Ave- Des Moines- Greg Urbania on behalf of 1234 70th Street- Andrew Schmidt

7015 Sunset- William Strate

6925 Sunset Terrace- Bob Culbertson

6915 Colby- Richard Wolfe

6623 Forest- Virginia Varce

1233 70th- Fred Frye

1250 70th- Paul Mulholland

1250 70th- Ann Byer

6529 Colby- Colleen Dunker

6808 Forest- Mike Friedel

1234 70th – Stacy Schmidt

1235 71st- Joleta Laktash

1118 69th- Phil Caskey

7100 Forest- Mike Nolan

1249 71st- Steve Pope

1242 71st St- Bob Woodard

5250 Franklin- Des Moines- Bill Brassle

Names and address of speakers in favor of the Hy-Vee rezoning application:

1007 68th- Darren Fife- in favor

5:23pm closed public hearing

Egger announced a vote will not be made due to the fact the traffic study has not been provided yet. A public hearing date will be announced once the traffic study has been received.

5. Adjourn to next meeting

As the public hearing went late, a motion was made by Calhoun to take item #6: draft design guidelines discussion off of the agenda. Moran seconded. Voice vote passed unanimously.

Crain moved to adjourn at 5:31 p.m.; Fife seconded. Voice vote passed unanimously.