

**DALLAS COUNTY
PLANNING & ZONING COMMISSION MINUTES**

The Dallas County Planning and Zoning Commission was called to order on **Tuesday, August 20th, 2019 at 5:00 P.M., in the Dallas County Board Conference Room at 902 Court Street in Adel, Iowa**, by vice chairman Richard Beechum. Members Gail Smith, John Brummett, Sherry James, and Michael Hegarty were present. Murray McConnell, Director; Samuel Larson, Senior Planner; and Elizabeth Kilson, Office Manager, were also in attendance. Cathy Erickson arrived at 5:21 P.M.

Approve Agenda:

Motion by G. Smith **to approve** agenda as presented. **Seconded** by M. Hegarty. **Ayes unanimous. Motion carried.**

Approve Minutes of the last meeting of May 21st, 2019:

Motion by S. James **to approve** the minutes of the last meeting of May 21st as written. **Seconded** by G. Smith. **Ayes unanimous. Motion carried.**

Old Business:

Item 1: A petition to consider approval of the Preliminary Plat of “River Woods” on Parcels # 1526100006, 1526300003, 1526300004, 1526300013, 1526300012, zoned R-1 (Suburban Residential) located in the E1/2 of the SW1/4 of Section 26, T78N, R27W (Van Meter Township) **for Tom Gratias, GW Development LC (Civil Design Advantage). Tabled from 05/21/19**

Petitioner

E. Harding of Civil Design Advantage spoke, gave background from last meeting. They made changes based on the concerns the commission and public comments. They reduced the number of lots from 27 to 25 lots. Overall, the lots are larger than before. The storm-water management plan (SWMP) has been updated to meet the SUDAS requirements. Septic analysis had been done and the Environmental Health administrator has given a recommendation of approval. River Woods is inside the 2-mile extraterritorial review radius of the City of Van Meter, and they have approved the preliminary plat.

Public Comment

Gerald Graves asked if the City of Waukee had reviewed and approved the plat.

M. McConnell advised that extraterritorial review is for the city closest to the proposed subdivision, not all of the cities within the two-mile radius.

M. Murphy asked about some potential flaws in the SWMP, pointed out that it excluded the NE portion of the subdivision (lots 14-21). He would like to see the plan revised to include all lots to be sure it meets SUDAS.

E. Harding responded that there is only going to be one house per lot, and sod/grass will be placed around the houses. Not much of the lots will be disturbed. She advised the heavily timbered lots were not included because only homes will be on those, and the trees will not be cleared.

Greg Donahue (of the Des Moines Rifle & Revolver Club) asked what would be on what is currently on parcel -006. He is a part of the largest gun club in the US and that parcel is directly behind the impact zone for the events that take place there. Has anyone thought more on this?

E. Harding advised that one of the developers (Al Willie) is a member of the gun club and would not propose a development if there was a danger.

G. Donahue went onto say that the impact zone is designed to absorb any impacts (noise, bullets, etc). He advised that area has 20 different positions to fire from. While they do everything to minimize accidents, they do happen. He has concerns for any future residents.

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M. Hegarty asked if there were any regulations to follow. M. McConnell advised the zoning ordinance does not have any regulations around the issues addressed.

T. Grattias stated they knew the gun club was located there. He was under the impression that the gun club kept all their ammo and everything contained to their property. He also pointed out that while this subdivision is similar to Hickory Lodge, the average lot size is larger.

D. Graves said that this subdivision should be RE-1 suburban estates (referencing a typographical error in the notice that was distributed).

M. McConnell advised that the zoning was correct, R-1, and that the notice had a typographical error but that does not change the zoning, they are allowed by zoning a minimum of 1.5 acres. The area is not in the Green Belt, as it has been zoned R-1 since the early 1970s, the Green Belt referenced is the A-2 zoning district.

D. Graves asked if the City of Waukee had reviewed this yet.

S. Larson advised that the City of Van Meter has extraterritorial review of this subdivision, not Waukee. They are both within two miles but it's the city that is closest is who has the right to review subdivisions.

R. Beechum asked if the commission had any additional discussion or comments. None spoke.

Motion by J. Brummett **to approve the Preliminary Plat of "River Woods"** on Parcels # 1526100006, 1526300003, 1526300004, 1526300013, 1526300012, zoned R-1 (Suburban Residential) located in the E1/2 of the SW1/4 of Section 26, T78N, R27W (Van Meter Township) **for Tom Grattias, GW Development LC (Civil Design Advantage). Seconded** by G. Smith. **Ayes Unanimous. Motion carried.**

New Business

Item 2: A petition to consider approval of a rezone of Parcel # 1518126001, which is Lot 1 of Trail Ridge Subdivision, from PUD (Planned Unit Development) to RE-1 (Suburban Estate) located in the NW1/4 of Section 18, T78N, R27W (Van Meter Township) **for Trail Ridge Holdings, LLC (Engineering Resource Group, Inc).**

Petitioner

Doug Saltsgaver of ERG and Dustin Creech are representing Mark Behr II (Trail Ridge Holdings LLC). Gave a brief background of the property. They wish to rezone lot 1 of the existing Trail Ridge subdivision (approx. 20 acres) into RE-1 to allow for 5 lots. Proposed lot 5 would access the county road, and they have received an entrance permit for that lot. The rest of the lots will have a private road. This rezone will allow the replat of lot 1 to take place. There is a proposed outlot, that will be for all residents of the development to have a private river access.

He pointed out the historic trend of single family dwelling needs and the projected need of SFD.

He also submitted to the Commission, a petition in favor of the rezone to allow for more lots (10 signatures).

B. Heimbaugh asked what the petition was, as he was never shown the petition and he lives in the area.

M. Behr said he did not go to door with the petition, just to some of the houses.

B. Heimbaugh wanted to point out that there were 10 signatures out of over 20 residences that are currently there. A majority of the signatures are from potential lot owners.

Public Comment

Troy Weiland stood and introduced himself as an adjoining landowner, and president of the association for Timber Hills. He had concerns with the current private road and how it is not up to standards for the

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traffic that is currently on it, and wanted the commission to pause and allow more time for them to come to agreement with the developers on a private road maintenance agreement. He also advised the issues with the county road portion and how its in poor shape and cannot handle the additional traffic.

B. Heimbaugh advised that in the winter, the county road and the private road are very hazardous.

Betsi Ausdemore also spoke of road issues and has safety concerns with the additional traffic. The county road was also very unsafe.

M. McConnell asked if any of the concerned citizens have spoken with the Board of Supervisors or made them aware of the issues with the county road.

T. Weiland advised they have only spoken with the County Engineer.

M. McConnell urged them to speak with the Supervisors and make them aware of the issues they have with the county road and safety concerns with 169, as the County Engineer and other department heads answer to the BoS.

M. McConnell advised that the County Engineer was given the rezone documents to review, but has not submitted feedback at this time.

D. Saltsgaver advised there was a recorded document in place that already speaks of any person owning a lot must contribute to the road maintenance. He advised that the existing platted lots and adding more lots will contribute more people and money towards road maintenance.

T. Weiland advised that Timber Hills and Heimbaugh Hideaway is not included in the recorded document, and their goal is to have a document that creates a road association.

R. Beechum asked if it were possible to have a second road.

B. Heibaugh emphasized what T. Weiland's concerns.

S. Larson reviewed the 2016 traffic study the DOT produced and it shows an average of 70 trips per day on the road.

Darin Krantz lives in Timber Hills. He also voiced road and traffic concerns.

Comments from Staff

M. McConnell advised the lot owners to bring their concerns to the Board of Supervisors. Advised that the Board of Supervisors have final say in rezones. His staff recommendation would be to table the rezone until the next meeting; it will allow time for the road maintenance agreement to finalize.

D. Saltsgaver advised the petitioner has already had to wait an additional month since the last meeting had no quorum. Does not want to be pushed back another month. They would like to see approval with conditions instead of tabling the petition.

Cathy Erickson voiced she would like to see the County Engineer's reports, commented that the Soil Study for septic has a lot of indefinite wording ("mights",etc). M.McConnell advised that the study is worded that way due to each septic system being individually designed based on exact septic location, size of house, etc.

