Iowa Code Section 21.4 requires that each Plan and Zoning Commission meeting shall be held at a place reasonably accessible to the public and at a time reasonably convenient to the public, unless for good cause such a place or time is impossible or impracticable. Given the Governor's prohibition on gatherings of ten or more persons during the COVID19 outbreak and further given Section Nine of the Governor's March 19, 2020 proclamation suspending the regulatory provisions of Iowa Code §§ 21.8, 26.12, and 414.12, or any other statute imposing a requirement to hold a public meeting or hearing, the City Council has determined that a meeting at a physical place is impossible or impracticable and all Plan and Zoning Commission meetings for the time being will be conducted electronically with the public allowed to attend per the instructions on this agenda. Participation in person will not be available. Meeting minutes will continue to be provided per the City's normal course of business.

If you intend to participate in the virtual Zoom meeting via internet or by telephone, the City's Community Development Department requests that you please send an email to Planning@dmgov.org or call (515) 689-9485 at least 24 hours prior to the start of the scheduled meeting, to alert the meeting’s moderator that you intend to address the Plan and Zoning Commission. When sending an email or leaving a voice-mail message, please include your name, address, telephone number and the item number that you wish to speak on, state whether you wish to speak in support or in opposition, and attach or identify any evidence (photos, documents, etc.) that you would like the Plan and Zoning Commission members to review. Participants will be allowed to join the virtual Zoom meeting via internet or by telephone at the scheduled time of the meeting, whether or not such prior notice is given to the Community Development Department.

To join the Zoom meeting using internet access, go to the following link:

https://zoom.us/j/98289561019?pwd=OTIxSVBPV2pMd2RBQs9QZkUrSjQvQT09

Meeting ID: 982 8956 1019
Password: 085236

To join the Zoom meeting using One tap access (using mobile device with internet access):

+13126266799,,98289561019# US (Chicago)

To join the meeting by telephone without internet access please dial the following number and then enter the meeting ID number listed below:

+1 312 626 6799 US (Chicago)
888 475 4499 US Toll-free

You will be muted upon arrival in the meeting. To request to speak during the hearing you please use the “raise hand” function on Zoom via internet or dial *9 on your telephone.

**Hearing date is subject to change. Please see https://www.DSM.city/covid19 and scroll down to the “Public Meetings” link under the heading “City of Des Moines Services impact” or call (515) 689-9485 for the most current information public hearings and public meetings.**
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 Community Development 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 via internet or dial *9 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.

Note: There is not a scheduled early session.

6:00 ROLL CALL & APPROVAL OF MINUTES FROM APRIL 16, 2020

CONSENT PUBLIC HEARING ITEMS

1. Request from Casey’s Marketing Company (lessee) represented by Marni Beck (officer) for review and approval of a PUD Final Development Plan “Casey’s Store No. 1192” for property located at 3200 Southwest 9th Street, to allow redevelopment of the existing 21,664-square foot general food sales store with a 4,817-square foot gas station/convenience store to include a pump island canopy with 14 fueling locations. (10-2020-7.93)

PUBLIC HEARING ITEMS

2. City initiated public hearing regarding proposed adoption of amendments to the approved Zoning Ordinance in Chapter 134 of the City Code relating to Lodging – Short-Term Commercial Rental uses. (10-2020-5.02)

3. Request from Greater Des Moines Habitat for Humanity, Inc. (owner) represented by Tami Kreykes (officer) for review and approval of a Type 2 Design Alternative in accordance with Chapter 135 Section 135-9.2.4 and 135-9.3.1.B, for property located at 1609 Washington Avenue, to allow a new One Household use dwelling to be constructed on the property without a garage. (BLD2020-00367)
4. Request from Des Moines Area Religious Council (DMARC) (purchaser) represented by Matt Unger (officer) for the following for property located at 100 Army Post Road. The subject property is owned by William C. Knapp, LC.

   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 Plan future land use designation from Community Mixed Use to Business Park. (21-2020-4.08)

   C) Rezone property from “MX2” Mixed-Use District Neighborhood Mix District to “EX” Mixed-Use District, to allow for the applicant to consolidate its non-profit food bank distribution operation and headquarters to one location with offices, warehousing and distribution within the existing building. (ZON2020-00042)

OTHER ITEMS

5. Committee and Director’s Reports.