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 Mayor Cownie’s March 17, 2020 Proclamation Amendment prohibiting gatherings of ten or more persons on public property during the COVID19 outbreak and further given Section One Thirty Nine of the Governor’s May 26, 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 that all Plan and Zoning Commission meetings for the time being will be conducted electronically with the public is allowed to attend per the instructions on this agenda. 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.

The Plan and Zoning Commission shall receive written views, comments, objections and arguments from any resident or taxpayer of the City that are received by City Staff in the Community Development Department either by email or by U.S. Mail prior to 4:00 p.m. June 17, 2020 (Community Development Department, Armory Building, 602 Robert D. Ray Drive, Des Moines, IA 50309; Email Planning@dmgov.org).

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

https://zoom.us/j/95602021905?pwd=NFKVY0NUSmxfKbDV3eHfNzbuUlvanRBUT09

Meeting ID: 956 0202 1905
Password: 065375

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

+13126266799,,95602021905# 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.
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 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.

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 4, 2020

CONSENT PUBLIC HEARING ITEMS

PUBLIC HEARING ITEMS

1. Request from Badawi Pizza Company, Inc. (owner) represented by Fouad Berry (officer) for review and approval of a Site Plan “Little Caesar’s” requiring the following Type 2 Design Alternatives in accordance with Chapter 135 Sections 135-9.2.4.B and 135-9.3.1.B for property located at 3727 Southeast 14th Street, to allow development of a Restaurant within a 6,000-square foot Storefront Type building. (10-2020-7.101)

   A) Placement of the building outside of the 0-5 foot primary frontage build-to zone,

   B) Provision of on-site parking within the front yard area of the building,

   C) Provision of a second access drive,

   D) Use of metal material as a major façade material.
2. Request from C. Green Contractor, Inc (owner) represented by Christopher Green (officer) for review and approval of a Site Plan “C Green Contractor Storage Addition” requiring the following Type 2 Design Alternatives in accordance with Chapter 135 Sections 135-9.2.4.B and 135-9.3.1.B for property located at 2208 George Flagg Parkway, to allow construction of a 1,250-square foot warehouse addition to the existing 3,521-square foot Workshop/Warehouse Type building in an “EX” Mixed Use District. (10-2020-7.112)

A) Primary entrance that does not face the primary street frontage,

B) Provision of the 20 feet of depth of the ground story of the building primary frontage as storage space and not the required office space,

OTHER ITEMS

3. Committee and Director’s Reports.