

Notice of SPECIAL Meeting
Polk City | Planning and Zoning Commission (P&Z)

March 22, 2021 | 5:00 pm
City Hall | Electronic Meeting

Due to Covid-19, this meeting will be conducted as an electronic meeting

To join the electronic meeting via phone

Call in local 515-329-8019

Participant Code 593054

Public can provide comments directly to support@polkcityia.gov

***any comments received before the time of the meeting will be made a part of the minutes**

IF YOU WISH TO ADDRESS THE COMMISSION DURING THE MEETING please contact the City Clerk by 4pm on the date of the meeting by email at jgibbons@polkcityia.gov with your name and address and note the agenda item you wish to address. For the record include the phone number you will be calling in with. The Chair will recognize you for five minutes of comment during which time your line will be unmuted.

Broadcast playback will be available at <https://www.youtube.com/c/polkcityiagovchannel>

Tentative Meeting Agenda

Krista Bowersox | Chair

Doug Sires | Pro Tem

P&Z Commission Members: Ron Hankins | Deanna Triplett | Doug Ohlfest | Justin Vogel | Dennis Dietz

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Recommend Council approve the Preliminary Plat and Site Plan for Ledgestone Ridge
5. Adjourn until April 19, 2021

PRELIMINARY PLAT & SITE PLAN

Date: March 17, 2021
Project: Ledgestone Ridge P.U.D.

Prepared by: Kathleen Connor, Planner
Project No.: 121.0204.01

GENERAL INFORMATION:

Property Owner:	WCK-PCA LC (Knapp Properties)	Applicant:	MJR Developments
Location:	Outlot Z of TCI Plat 5	Current Zoning:	P.U.D.
Site Area:	5.728 acres		

PROJECT DESCRIPTION:

The applicant proposed to construct 16-bi-attached dwellings for a total of 32 dwellings, with development in conformance with the approved PUD Master Plan for Ledgestone Ridge. Plat 1 includes 6 bi-attached homes fronting on the existing Boulder Pointe. Plat 2 includes 26 dwellings on the proposed Ledgestone Court. The developer intends to construct the public improvements for both plats at the same time, but may request Final Plat approval for Plat 1 first to allow home construction to start on the existing street.

Public improvements include paving of Ledgestone Court and construction of the associated water main, sanitary sewer, storm sewer, and extension of service stubs to each lot. Construction drawings and Geotechnical Report will need to be provided for approval prior to the start of construction.

Private site plan improvements include the buildings, driveways, sidewalks, landscaping, detention basins, and the southeast detention pond outlet pipe and structure. The required architectural elevations were included in the agenda packets along with the proposed PUD Master Plan for Ledgestone Ridge.

STAFF REVIEW COMMENTS:

Submittal #5 addresses all review comments.

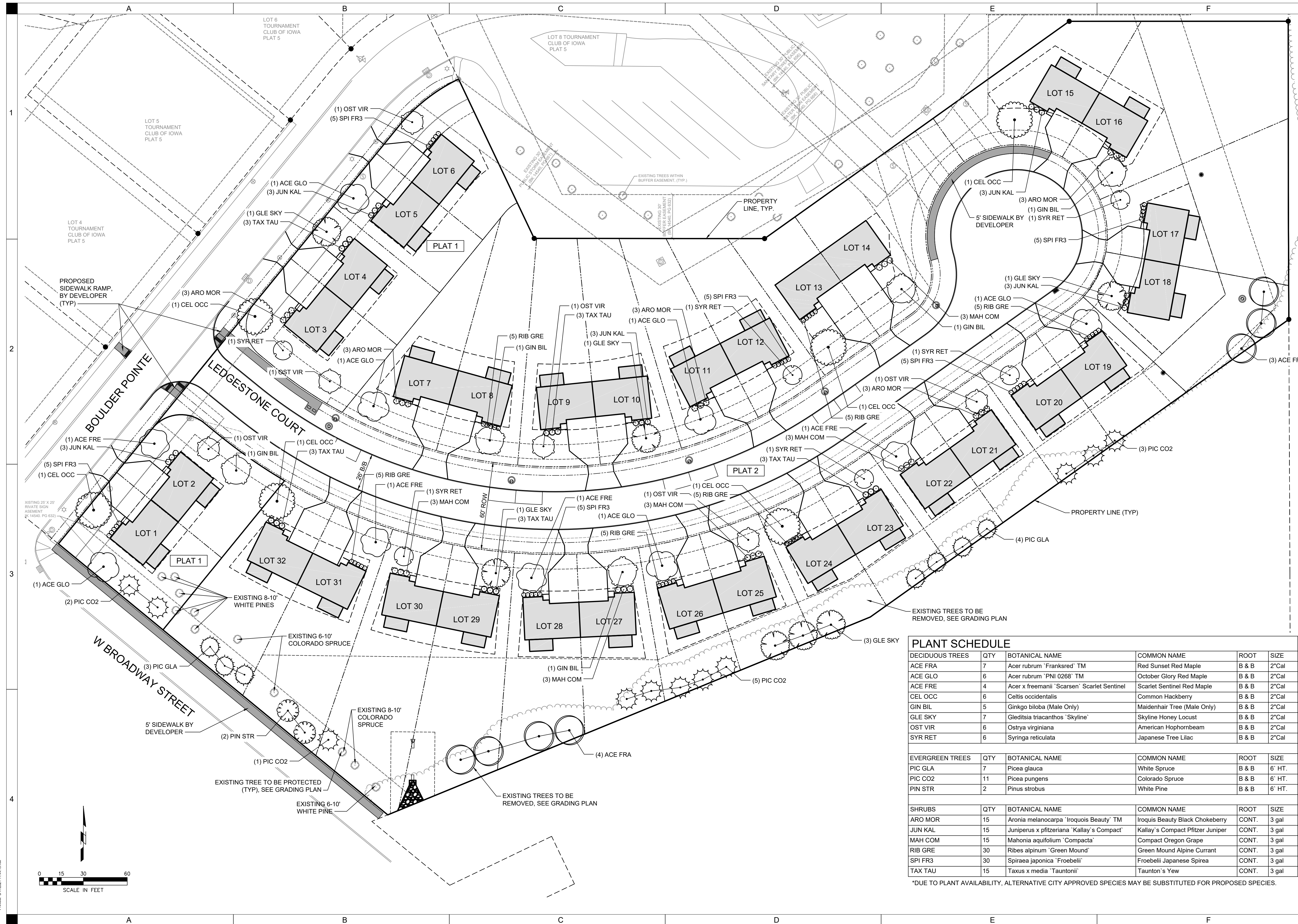
RECOMMENDATION:

Staff recommends approval of the Preliminary Plat and Site Plan for Ledgestone Ridge, subject to:

1. Council approval of the Amended P.U.D. Master Plan for Ledgestone Ridge.
2. P&Z and staff's review comments shall be addressed prior to this item being placed on the Council agenda.
3. Provision of a signed easement documents for all off-site easements, including the private storm sewer easements, prior to issuance of a Grading Permit on this site.
4. Payment of all professional billings to the City Clerk.







From: [Rob & Ruth Spencer](#)
To: [Jenny Gibbons](#)
Subject: Building plans on Boulder Pointe
Date: Wednesday, March 17, 2021 2:30:41 PM

Dear sirs,

We just bought a lot on Tradition Drive and have plans to build a nice home there.

We feel comfortable building a nice home in that area , because of all the other nice homes on the golf course. We have become aware of a development being planned on Boulder Pointe, and their desire to change the building concept on the land to build town homes. This would lower property values for the nice custom homes already on Tradition Drive, and we respectfully and firmly, add our voices to those who are against this. We appreciate your kind consideration of this matter.

Rob and Ruth Spencer

Sent from my iPad

From: [Michelle Cook](#)
To: [Jenny Gibbons](#)
Cc: [Howard Cook](#)
Subject: Proposed Site Plan Modification / Jarrod Ruckle / Property in front of the Qube
Date: Wednesday, March 17, 2021 3:13:13 PM

Dear Jenny,

Yesterday I was shocked to learn that a builder / developer (Jarrod Ruckle) has requested a modification of the original site plan for the parcel of land that is part of the TCI PUD in front of the hotel. I've seen the proposed architectural style of these townhomes and seen the proposed site plan for the 32 bi-attached 2-story unsightly buildings.

His proposed site plan is in violation of the original plan for this parcel, which was no more than 28 Garden Style Villas. Everything about this developers plan is not in keeping with the overall TCI building standards that my husband and I as homeowners expected when we purchased our home here. I can tell you that every other neighbor feels as strongly as do I. I understand this builder wants to turn a profit...I get it....but not at the detriment to the homeowners of TCI within view of this property. It's his responsibility to figure out a way to do it following the TCI site plan and building standards.

This is unethical for the developer to purchase this land, knowing what the site plan and building standards are, and then attempt to backdoor significant modifications through Planning and Zoning without even as much as a courtesy notification to the homeowners of TCI and in particular to us who live on Tradition Drive and Boulder Drive.

As a proud citizen of Polk City, I respectfully request that this request by the developer be denied. When we purchased our home, it was our understanding that this site was approved for 28 garden style homes designed to match the look, feel, and design of TCI architecture. The new proposal for farm style, duplexes/bi-attached homes would negatively impact our home values. It would drastically change the look and feel of our neighborhood and significantly impact density.

When the developer purchased the property - they would have been aware of the approved site plan. They knew what they were agreeing to when they purchased the land. We do not feel that it is fair for the city to change this site plan in order for the developer to maximize their profit at the expense of our neighborhood.

We moved out of "the City" to make Polk City our home and spent a huge chunk of money for our home and specifically chose this TCI development for the rare beauty it provides. The City owes it to us to hold this developers feet to the fire and require that he not deviate from the site plan and building standards.

Please forward this email to the all members of the city council and planning and zoning. Please let me know that my been received and passed along.

Respectfully,
Michelle Cook
1106 Tradition Dr.
Polk City IA

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From: [Andy Burton](#)
To: [Support](#)
Cc: [Sheila Jilka Burton](#)
Subject: P&Z Agenda Item Ledgestone Ridge
Date: Wednesday, March 17, 2021 2:28:06 PM

P&Z Commission Members

We are writing in opposition to the proposed Amended PUD Master Plan for Ledgestone Ridge. As proposed the site is more dense than the envisioned townhome plans in the original PUD, and as proposed calls for each of the 32 individual homeowners to take care of their own lawn and snow, no irrigation systems for lawns, etc. This will result in a hodgepodge look to the site that isn't at all in line with what was envisioned for the site and that doesn't fit with the higher end community adjacent at TCI.

Please reject the proposed Amended PUD and insist the developer adhere to the exiting PUB when developing the site.

Thank you

Andy & Sheila Burton
310 Tradition Drive
Polk City, IA 50226
(515) 991-7903

From: [Aaron Croft](#)
To: [Jenny Gibbons](#)
Subject: Site Plan Change near the Qube Hotel
Date: Thursday, March 18, 2021 12:18:31 PM

Planning and Zoning Commission:

I was made aware of a potential site plan change that was proposed by the new land owner in front of the Qube hotel. When we purchase our home in 2005 some of the considerations were the zoning around us, the view, and the community. This will be the second time now that the City of Polk City has had a proposal to change zoning to accommodate builders. I was adamantly against the hotel as I now have a \$750K home partially looking at a hotel. We did have one of the best views in the city. That's now gone out of greed for TIF money and to make the course more attractive for a potential sale. Now you want me to look at the back of a two story rectangle? This is ridiculous!!! I chose this home so I didn't have to look at commercial properties, and 2 Story Condo's.

We now have another proposal. When I was looking to purchase 15 lots in 2009 from US Bank just a few blocks up from us I was told I would have to build the same type of townhome that it currently there. This was not an option. We ended up passing. We did the responsible thing. We asked prior to purchasing the land! I do not feel its ok for board members to allow a change. People make buying decisions on things like that. I do not think a future buyer of our property would like to look at a Hotel, and also townhomes.

I'm asking you to think of the residence who already committed to this community and purchased base on rules established at their time of purchase. The board needs to respect that. It's not like I can just unload a 750K home. This is an asset that I purchased with anticipated appreciation over the years. It was a calculated decision. And part of that decision was the timber that WAS to the East, and the view, knowing there would not be any neighbors to the North and East.

I'm not trying to be a prick, but the board members that vote YES on this wouldn't want it either if they invested this much in their personal home. Tell them to think as if they were in our shoes. It's not always about getting more residence, more tax dollars, ect.. You WILL get the residence at \$400K as well. Stop caving to developers and builders requests! You represent this community. Do what's right for the ones that staked claim and raised their family here prior to a builder wanting to maximize profit!

Please let me know this was received, read and discussed. I will follow up to ensure it was recognized.

Aaron Croft
Principal, Tricare Financial Services
205 Tradition Dr.
Polk City, IA 50226
(C) 515.991.8127
croftassociates@gmail.com
Protecting American Families

Dear Polk City Planning and Zoning Commission Member,

My name is Will Eilert and I am writing on behalf of both myself, and my fiancé Claire Clark, in regards to the proposed changes to the PUD site plan for the undeveloped area on Boulder Pointe. We are requesting that the proposed changes be denied. We moved back to Iowa, from Texas, almost three years ago. We looked all over the metro area and finally decided on the first house we looked at, in Polk City. We live at 202 Boulder Pointe, currently the closest house to the Cube hotel. We love our neighborhood, our neighbors, Polk City, etc..

We were aware of the potential options for the land across the street when we decided to purchase our home. The site was approved for less homes than what is being now being proposed. In addition, there were only going to be 3 or 4 directly off Boulder Pointe, with the rest accessed via a private drive. If the proposed changes are approved, I believe that this will drastically and negatively affect the value of my home, and my neighbors. It will also add so much more traffic on Boulder Pointe that was ever anticipated. Between the Hotel, the proposed new homes, and the existing homes, I think it would create a traffic nightmare on the very short road which often has cars parked on the street. One side of the street is already unusable due to it being a fire lane to the hotel. I am also concerned about the idea of the developer wanting to cram more, cheaper housing in the same area, than was originally planned.

We appreciate your time and consideration on this issue. Please do not hesitate to reach out to either one of us if you have questions or would like to discuss further.

Thank you,

Will Eilert

515 214 8508

willeilert@gmail.com

Claire Clark

515 661 0324

Claireclark993@gmail.com

From: [Deb Spooner](#)
To: [Jenny Gibbons](#)
Subject: Boulder Point
Date: Thursday, March 18, 2021 2:31:12 PM

I was informed that a local builder has just purchased several lots of undeveloped property on Boulder Point and attempted to have the planning and zoning commission change the PUD site plan with the intention of building farm style duplexes and bi/attached homes on the property. I have seen diagrams of these plans and I can tell you that these do not match the look of homes already on TCI. I understand the builder was almost successful with gaining approval for the change, but that it failed on a technicality and that another meeting is scheduled to discuss his request next week.

I own a home on Tradition Drive, I will be able to see these cheap duplexes from my living room window and I am extremely upset about it. We purchased our home in Polk City, moving from the Legacy Golf Community in Norwalk after this very same thing happened when Hubbell rezoned land and built cheap condos and apartment buildings.

The builder purchased the property knowing how it was zoned and he needs to build per the site plan. I want the City Counsel and Planning and Zoning Commission to know that we do not approve of this change. Any plans for homes built on this property should match the look and feel of what is already here. The builder should not be allowed to increase his profit while destroying the property values of current home owners.

Deb Spooner
105 Tradition Drive
Polk City, Iowa

From: [larry swenson](#)
To: [Jenny Gibbons](#)
Subject: Jarrod Ruckles Plan
Date: Thursday, March 18, 2021 2:35:43 PM

Add our names to the list of those opposed to this builders proposed building plan at TCI.
Dr. Larry and Sue Swenson, 219 Tradition Drive, Polk City

From: [Mendenhall, Jeremy D](#)
To: [Jenny Gibbons](#)
Subject: FW: Newly purchased land next to Qube Hotel
Date: Thursday, March 18, 2021 7:53:29 PM

Good evening,

I understand the purchase of the parcel of land next to the Qube Hotel is on the agenda for Monday. Can you please be sure that my comments are addressed or discussed during the meeting?

Thanks,

Jeremy Mendenhall – Managing Director
Travelers Excess Casualty
1089 Jordan Creek Parkway, Ste 300
West Des Moines, IA 50266
PH: 515-221-3643
EMAIL: jmendenh@travelers.com

From: Mendenhall, Jeremy D
Sent: Thursday, March 18, 2021 7:45 PM
To: 'tcion13@msn.com' <tcion13@msn.com>; 'dadietz13@msn.com' <dadietz13@msn.com>; 'soxjk@q.com' <soxjk@q.com>; 'dohlfest50@gmail.com' <dohlfest50@gmail.com>; 'deannatriplett@mac.com' <deannatriplett@mac.com>; 'jvogel@mcclurevision.com' <jvogel@mcclurevision.com>; 'siresarch@aol.com' <siresarch@aol.com>
Subject: Newly purchased land next to Qube Hotel

Good evening everyone,

First, thank you for taking a minute to read this email, I have a few observations and questions for the commission.

I'll start by saying that I'm happy that the land recently sold is being developed to keep improving the TCI community, I live on 201 Tradition Dr, so some of that land connects to my property, as I understand it. But I'm disappointed that someone can buy the land after reading the covenants, and have the ability to come in after the fact to change that with your permission. I understand there is a meeting on Monday, I'm asking you to consider the following items when you meet. I'd love for any of you to answer my questions, would love to get any type of response.

- When I built my house in 2019, would you have allowed me to change the rules/covenants? Or would it be a simple "everyone follows these rules"?
- To the point above, would you have allowed me to build a farmhouse? Or an in ground home? Or a tiny home? It would have been perfect for my land.
- Would you be okay with changes to covenants if they were building next to your back yard?
- Why wouldn't this have been brought to our attention? Everyone on my street has implications from this. Maybe it's not our business, I'd just like to know.

I'll end with this, I know you are all in a difficult position, but this is simply not fair to the folks in this immediate neighborhood. I'm all for the development and growth, I just ask that you make them do it the right way.

Thanks in advance for your consideration.

Jeremy Mendenhall – Managing Director
Travelers Excess Casualty
1089 Jordan Creek Parkway, Ste 300
West Des Moines, IA 50266
PH: 515-221-3643
EMAIL: jmendenh@travelers.com

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From: [Rhoda Harris](#)
To: [Jenny Gibbons](#)
Subject: Fwd: Boulders Drive Housing Proposal
Date: Thursday, March 18, 2021 8:14:30 PM

Please present to the Planning & Zoning Committee and to the City Council. Thank you

Planning and Zoning Commission:

It has been brought to our attention that there has been a request by a developer to alter the PUD site plan for the undeveloped area on Boulders Drive. We live on Tradition Drive in close proximity to this potential development plan. Though we are not opposed to a building project in this area, we would like to express our thoughts on the particular plan that is being considered for this location.

After much thought and consideration, the following thoughts have come to mind and are worthy of discussion:

- The developer purchased the land in question with the full knowledge of the approved site plan. The developer wishes to scrap the original area design plan in order to replace it with housing that would serve to line their pockets rather than preserve the original intention of the plan which would maintain the beauty of this area of Polk City.
- We purchased property in this area in 2017 as we appreciated the beauty and thoughtfulness of planning that make this location an ideal place to live. Had we known at that time that shortly thereafter we would even have to entertain the thought of unique aspects of this area being altered to this extent, we would have put a deeper level of thought into the purchase and perhaps not purchased the property at all.
- We have considerable reason for concern that our property value will decrease as the landscape of the area significantly changes in order to satisfy the greed of a developer who has no reason to consider the area residents and clearly desires \$\$\$ rather than building per the original PUD site plan.
- Having lived outside this community for many years, we know that this Golf Course is considered beautiful as well as challenging. It is certainly a course that golfers enjoy and appreciate and the surrounding beauty of the area enhances the business of this city. With the addition of the proposed housing plan, the golf course clientele and other businesses in the community will likely see a decrease in revenue as the course loses its beauty and desirability as a prestigious place to golf.
- To be clear- we are not opposed to residential building on this property. **We are opposed to the substantial change in the original strategic design plan that was intended to maintain the unique beauty of this area and we wish to preserve this original intention.**
- We hope that you will carefully consider the thoughts above as well as the opinions of others that live in this area and would be affected by a change of this magnitude. This is our home and we dearly love the area and would be devastated by a decision such as this that would impact many on so multiple levels. On the other hand, the developer would be leaping for joy at the opportunity to quickly make a fast buck with no regard for the residents of this community.

Respectfully Submitted,
John & Rhoda Harris
1109 Tradition Drive
Polk City

From: Kelly Schuman <kellschuman@icloud.com>

Sent: Thursday, March 18, 2021 10:47 PM

To: Ron Hankins <TClon13@msn.com>; dadietz13@msn.com <dadietz13@msn.com>; soxjk@q.com <soxjk@q.com>; Deanna Triplett <deannatriplett@me.com>; jvogel@mcclurevision.com <jvogel@mcclurevision.com>; siresarch@aol.com <siresarch@aol.com>

Subject: Changes to Proposed development plan for land by Qube

Good evening P&Z committee members,

I am writing to express my concern regarding the development plan for the parcel of land on Boulder Point by the Qube hotel. I am a neighbor who resides on Tradition Drive and have understood that this particular parcel was to be developed but was of the impression that it was zoned for a specific number of homes (28) and a specific style and standard that matched what we are required to have in order to live in this neighborhood. I take umbrage at the fact that I was not notified or asked about the apparent deviation that includes an increase in density of houses as well as a deviation from both style (garden villa to farmhouse style row home) with no required irrigation, etc. I would appreciate if this committee would vote to reject proposed changes to the original plan this coming Monday as I believe there will most assuredly be a negative impact to our property values, potential for a diminished standard and appearance of homes from the original plan, and the fact that we were largely kept out of the loop regarding something that should've been brought to our attention rather than quietly snuck through the committee and city council.

Thank you for your attention to this matter and thoughtful consideration to the concerns outlined in this email.

Respectfully,

Kelly Schuman
1110 Tradition Drive

From: [Michelle Cook](#)
To: [Jenny Gibbons](#)
Subject: Comments for City Council and Mayor Morse
Date: Sunday, March 21, 2021 9:09:02 PM

Hello,

I submitted this email tonight to Mayor Morse through your website, however, I want to make sure there is no opportunity for my comments to be missed before tomorrow evening's City Council Meeting.

Please ensure that the City Manager, Mayor and City Council are provided our comments below regarding the proposed Amended Master PUD Master Plan and the proposed building and site plan proposed by the developer, Jarrod Ruckle.

Thank you...and kindly confirm receipt of this email..

LETTER TO JASON MORSE and CITY COUNCIL

CITY COUNCIL AND THE MAYOR:

My husband and I are residents of Polk City, and have been so for about 5 years. We live on one of the TCI properties at 1106 Tradition Drive, and contribute in a positive way to the City. However, at the present time, we are deeply disturbed. Deeply disappointed, and gravely concerned about an action that the City, we fear is very close to passing- without the proper thought. I am writing to express our deep concern about the PNZ's recommendation to amend the PUD Master plan of what I believe is called TCI PUD Pod K, in front of the Hotel, and along Boulder Drive, and the PNZ's potential forthcoming recommendation (Monday night 3/22) to approve the new developer's plan to build entry level townhomes - accompanied by NO managing association. I am extremely disappointed by the lack of transparency demonstrated by the city to the TCI residents on this vote and possible approval. Before my husband and I fled the densely populated city of Urbandale, to make our lives in the stunning, and charming town of Polk City, with the limited information I have, it's my understanding that when the decision was made to build the Hotel (a different topic), the City and Knapp properties had an agreement and made a PROMISE to the residents of Tradition Drive that the land in front of the Hotel would never be developed into anything less than Single family Garden Homes - to be no more than 28, and would be designed and constructed to conform with the building style, feel, and quality of the other TCI properties.

However, literally just a few days ago, I learn that a new developer, Jarrod Ruckle has purchased this land, and submitted his request to amend the PUD and approve his plan to build 16 buildings (32 addresses) which are planned to be bi-attached townhomes priced at \$250,000, and will not be managed by an Association, but rather will be sold as bi-attached townhomes where the owner will be responsible to maintain his or her home; ie., roof, siding, painting, lawn care, windows, etc. I suppose it's not PNZ's responsibility to give thought to the future impacts of such a project. However it City Council's responsibility to dive into future impacts, and the negative impact the current residents will suffer if this moves forward. This is a heavy decision; as this has the potential to impact us all in terms of hundreds of thousands of dollars in lost home values. If this goes forward, the townhome street will rapidly decline and be a sure magnet for "nothing good" to happen along this portion of Broadway and the Hotel. I see a future drain on City police resources and increase in crime. I would hope the City would make every effort to make Polk City better, and look for ways to to attract a demographic capable of contributing in very positive ways to the community.

If approved, this project will send home values of the homeowners on Boulder Drive (3) and Tradition Drive (about 28-30) spiraling. I am a Real Estate agent who specializes in selling luxury homes, and I understand the priorities of a buyer who would buy in the TCI neighborhoods. The

project being proposed by the developer will only benefit the developer. He lives on the North side of town and this won't disturb his world one bit. The developers argument that building costs have dramatically increased is not justification to build a future low-rent neighborhood, literally at our back door. Our view from every single floor to ceiling window along the entire back of our home will be of this future project. Many of our neighbors are in the same situation

TCI is one of the PREMIER neighborhoods in all of the Des Moines metro. TCI is a boost to the city's economic activity. Why would the City ever even CONSIDER inserting this project which is a very poor fit?

The City has a moral obligation and a fiduciary obligation to consider future impacts to it's current residents who live on Tradition Drive and Boulder Drive, Broadway, and the Golf Course. There is a great opportunity for this land -- an opportunity to make the City better... but this project is NOT it. We are all for development of that land, although it would be nice if the city would preserve some of the natural surroundings that make Polk City appealing (like your page on the website states) but if not....City Council must NOT approve the PNZ's recommendation to amend the PUD or approve the developers plan to build these unsitely townhomes. This project is an easy in and out for the developer....however, one that all of us could be affected by for the remainder of our lives. The proposed entry level board and batten townhomes do not conform in any manner shape or form to the neighboring homes or the overall feel and appeal of the TCI Golf Course -- one of the most beautiful courses in the mid-west. Let's give deep thought and consideration to such proposals, and think first of it's current citizens and also how you can make Polk City a BETTER place to live. The decision to proceed with the Hotel has proved to be a painful mistake. We implore you to NOT add another layer of the wrong type of housing on top of it. To do so will only be to the detriment of this area.

WE HOPE AND PRAY THAT COMMON SENSE, INEGRITY AND REASON WILL PREVAIL, AND THE COUNCIL WILL VOTE "NO" TO THESE TWO RECOMMENDATIONS. Item 7 E i and ii.

Respectfully,

Michelle Cook, Howard Cook

1106 Tradition Dr

Polk City, IA

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Licensed in Iowa
Lic #S61369000

From: [Pepper Doud](#)
To: [Jenny Gibbons](#)
Subject: Re: PUD site plan for the undeveloped ground on Boulder Drive
Date: Saturday, March 20, 2021 6:20:34 PM

March 20, 2021

Jenny Gibbons / City Clerk

Re: PUD site plan for the undeveloped ground on Boulder Drive

Planning and Zoning Commission:

We have great concerns over the new proposal for farm style duplexes that are being requested by the developer. We were told the proposed site would have 28 garden style homes with a structural design that would be appealing to my neighborhood.

When we purchased and built our home at 1006 Tradition Drive in Polk City our original plan needed to be adjusted to adhere to TCI requirements. We understood and gladly made changes to keep the continuity and appeal of our neighborhood intact.

The investment made by myself and all my neighbors is significant. Obstruction of value is not a goal. It is simply not evenhanded to change plans for this proposed site. It was originally approved for 28 GARDEN STYLE HOMES of which would be designed to match the TCI architecture. We feel it would greatly diminish my home value and the value of our neighborhood in general.

The plan that has been proposed is unappealing. I would describe the farm style duplexes as uninviting. This is completely the opposite of what we were told this area was looking for and the construction diagram does not match the feel of our neighborhood.

Please scratch the plan for the 32 Farm Style duplexes and reconsider the approved 28 Garden Style homes with a similar architecture to the area.

Thank you,

Lisa and Denny Doud

1006 Tradition Drive

Polk City, IA 50226

515-202-6124

From: [null joannk](#)
To: [Jenny Gibbons](#)
Subject: Townhome Development on Boulder Pointe
Date: Friday, March 19, 2021 10:14:46 AM

Jenny Gibbons: Please pass along the email below to:

TO: POLK CITY PLANNING & ZONING MEMBERS
POLK CITY CITY COUNCIL MEMBERS

WHAT!!! We just learned that a developer has purchased the land directly across the street from the house we built in 2018. We also have learned they are planning 32 two story FARMHOUSE design townhomes!

We built and bought our house with a modern design appropriate to the style and design of the TCI properties and golf course.

We do not approve of Farmhouses to be built directly across the street and strongly object to this design. Can you imagine wagon wheels and milk cans and ceramic chickens in the front yards!!

Please reconsider the design and have the developer come up with a design in keeping with the architectural style of the homes on Boulder Pointe and Tradition.

We understand this has not been approved by the City Counsel and we are asking the Polk City Planning & Zoning Members to reconsider their vote with the full 7 members present.

We appreciate your consideration of this request.

Gene and Jo Ann Ketterling
106 Boulder Pointe
Polk City, IA 50226

(515)984-3066

joannk@mchsi.com

From: [Nina Moran](#)
To: [Jenny Gibbons](#); [Support](#)
Subject: Amending Master Plan for TCI development
Date: Saturday, March 20, 2021 9:01:30 PM

Hello and thank you for your attention and consideration as we neighbors on Tradition Drive are concerned about our property values. I heard what the entrepreneurial developer said regarding the need for more affordable housing in Polk City, in the \$250,000 range. I highly disagree with the proposed location of his plan, for though it may be lucrative for him, our neighborhood has something to loose.

The TCI properties have some of the largest lots, most quality architecture, resulting in the highest values in town. I understand if you want to make a lot of money as a developer, you would want to cram in as many homes as you could into such a nice area. I understand that a developer might fear taking on a challenge of creating quality neighborhoods, when he can make more money selling a lot of cheap housing to first time homeowners (the group he said he was targeting). The developer mentioned in the recent zoning meeting that his architectural plan featured a trendy farmhouse look. The look of TCI is architecture from Frank Lloyd Wright that is not trendy but classic architecture that has stood the test of time. This new developer's interest in making a buck by taking advantage of his relationships and influence with TCI, making back door agreements with TCI for approval to change the master plan, does not sit well with me or the TCI neighborhood.

I would be much more interested in finding common ground with this developer if I felt he cared to share, notify and understand the needs of the neighbors. I want his development to fit in with the current character of our neighborhood. I think the city needs to address the costs of adding traffic control to this intersection, and the master plan of the community should be abided by, not changed along the way without notice to all of us in the community. The loss of natural surroundings, increased traffic, additional noise, crammed in units, light pollution, seem to be a recipe for the demise of my property value.

I would like to be notified in advance for future meetings and I will attend if possible. I would also like to know who at TCI approved the master plan change?

--

Respectfully,

Nina Moran
1102 Tradition DR
720-333-6385

From: [The 13th Fairway at TCI](#)
To: [Jenny Gibbons](#)
Subject: Fw: Property Adjacent to the CUBE hotel
Date: Sunday, March 21, 2021 9:29:49 PM

FYI

From: Deanna Triplett <deannatriplett@mac.com>
Sent: Sunday, March 21, 2021 05:48 PM
To: Doug Sires <siresarch@aol.com>; Doug Ohlfest <dohlfest50@gmail.com>; Krista Bowersox <soxjk@q.com>; Justin Vogel <jvogel@jeo.com>; Ron W Hankins <TCIOn13@msn.com>; DENNIS SHEILA DIETZ <dadietz13@msn.com>
Subject: Fwd: Property Adjacent to the CUBE hotel

FYI

Sent from my iPad

Begin forwarded message:

From: "Steve Moran (Integer)" <stevemoran@integer.com>
Date: March 21, 2021 at 5:08:54 PM CDT
To: deannatriplett@mac.com
Subject: Property Adjacent to the CUBE hotel

I have not been able to locate contact information for contacting members of the Polk City Zoning board. It is my hope that you can represent my concerns in future discussion and share this perspective with your fellow members. I will be sharing with the Mayor and City Council.

Thanks,
Steve

Dear Council Members,

I would like to directly express my concern with the process and likely planned development to the property adjacent to the CUBE hotel and I believe referrer to the PUD 3 at TCI.

My initial concern as a homeowner is the lack of transparency and input into the process. As an adjacent homeowner I'm surprise at the lack of notification and thus input into the review of this proposal based upon my experience in other jurisdictions.

From what little information I have at my disposal, I am concerned that at the price point proposed will fit with the existing TCI development or the heart of Polk City.

Consider that homes built in Polk City would have been valued at \$250k, but as referenced by the developer this value takes into account an extreme increasing construction materials in the past 12 months. For me that means less that 12 months ago these properties would be valued at \$125k. That means to build these properties significant tradeoffs will be made on the materials used to construct the properties increasing the need for maintenance.

With a lack of oversight from and HOA or Co-op I'm concerned this will lead to rapid decline of the properties. Compounded by density of the property would change the character of this entry into the town square.

All of these factors raise concern over the effect on adjacent property values.

Also since the approval of TCI's review board was mentioned as justification for approval, I would like to better understand the developers association with the review board and TCI golf course as I don't understand how such a project was approved through those covenants and the fiduciary responsibilities of this review board. I would suggest that if the board is leaning towards approval of the amendments that they hear directly from the review board, their concerns and the relationships they have with the developers for the public record and understanding if the development may face litigation before completion.

While the developer has mentioned the business issues associated their monetizing the property they recently purchased. I see no loss of value to the city if the property remains in its current state until such time as construction inflation lowers. In fact I believe the city should be finding the right plan to increase the value of the feeder route to the surrounding the town square.

Sincerely,
Steve Moran

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From: [larry swenson](#)
To: [Jenny Gibbons](#)
Subject: MJR Development
Date: Saturday, March 20, 2021 12:44:18 PM

We winter in Texas and will be home to Polk City April 15th. I already sent an email to add our names to the NO list for this ridiculous project but now I have seen the pictures submitted by the builder of this project. No square footage is noted for each ½ unit and you apparently must go up stairs to reach the living areas-so not convenient for older people. The design pictures show no windows on the sides, three or 4 tiny bedroom windows at the front and the builder was too embarrassed to show the back side of any building. These units appear to be designed to minimize builder costs or are they being built for people who are nocturnal? The submitted proposal is poorly presented and I could surmise that the project would be poorly completed. How could you even think that this project would be received by the neighborhood with anything but ridicule and mockery? Old fashioned common sense must prevail and this project must end up in the garbage can. Dr. Larry and Sue Swenson 209 Tradition Drive, Polk City

Sent from [Mail](#) for Windows 10

Dear Committee and Council,

First, we would like to thank you for your service to Polk City. However I am disappointed to hear you are even considering a project such as the one proposed on the land by the Qube motel. We view this as a poor fit for the neighborhood. I was informed when visiting with longtime resident of Polk City about the need for executive size lots in the area that TCI was designed for the purpose of offering those. We look back we see the Motel was the first intrusion to that plan. One poor decision does not give you the right to make another.

When researching future development plans I have been impressed by the thought put into them for the long term growth of Polk City. My frustration is that as I have lived here, I have come to realize the plans are often discarded for the profit of a developer. You as leaders need to take charge and see that development is for the good of the future of Polk City. If given free will, the developers will have the town made of all rooftops and driveways with maybe a few token trees (that die because they were just dumped in a hole since they were required to as they had previously cleared a beautifully treed area).

Recently, I noticed another charge was being added to our utility bill for storm sewers. I assume this was added because of upkeep and demand for more use as we continue to build rooftops and driveways. I get frustrated that you want me to pay for developers cramming as many houses per square foot into an area as possible. This project is a prime example of that philosophy. There is very little opportunity for water to filter into landscape with this project. Thus, another very important reason to say NO!

On that point, with the fragility of the issue of water retention, especially in Polk City area, we need to focus on ways to develop with water retention in mind, not just water diversion which is what current practice is. On a recent visit to Oak Island, North Carolina, I was intrigued by how all new homes and developments are required to capture all roof and driveway runoff and run through underground retention tanks and drainage fields. This is a very interesting concept to consider. At the very least, you should put preference for larger lot sizes in developments in this area so we have more opportunity for our roof water to filter in rather of running off.

If Mr. Ruckle really wants to do this project, let him do it north of Hugg Dr. towards the west end. I think that will take care of it.

Thanks,

Steve and Cheryl Taylor

305 Tradition Dr.

From: [Matt Tiedens](#)
To: [Jenny Gibbons](#)
Subject: Fw: Opposition to Proposed Zoning Changes near Boulder Pointe
Date: Sunday, March 21, 2021 8:30:50 PM

Jenny,

Below is the email I sent to the members of the Planning and Zoning Commission regarding tomorrow's special meeting. Please add these to the minutes as per the commission's rules. Also, I plan to attend the meeting electronically and the number I'll be calling in from is 515-778-8023. Can you acknowledge the receipt of this email?

Thanks,
Matt Tiedens

From: Matt Tiedens
Sent: Sunday, March 21, 2021 8:26 PM
To: tcion13@msn.com <tcion13@msn.com>; dadietz13@msn.com <dadietz13@msn.com>; soxjk@q.com <soxjk@q.com>; dohlfest50@gmail.com <dohlfest50@gmail.com>; deannatriplett@mac.com <deannatriplett@mac.com>; jvogel@mcclurevision.com <jvogel@mcclurevision.com>; siresarch@aol.com <siresarch@aol.com>
Subject: Opposition to Proposed Zoning Changes near Boulder Pointe

Dear Planning and Zoning Commission Members,

My name is Matt Tiedens and my wife, Carroll Nelson, and I own 110 Boulder Pointe. We are writing to voice our strong opposition to the proposed amended PUD Master Plan for Ledgestone Ridge.

The proposed changes will bring an increase in traffic, noise, parked cars and overall crowding on our small street. According to the plans submitted, the road to these townhomes will now be directly in front of our driveway. Like most residents of any neighborhood, we do not want frequent headlights on the front of our house and shining into our bedrooms. Our clear preference would be for access to be off Broadway or routed near the hotel. We also specifically oppose the additional units and change in home/townhome style.

We'd like to clearly state that we are not opposed to the proper development of the land as originally planned. However, with these changes we are sure to see our property values go down and the quality of our beautiful neighborhood decreased significantly. We have a unique beauty in this area that was specifically intended. This should not be altered and allowed strictly because the developer wants to increase their profit. Do the right thing and deny this request from the developer.

Respectfully,
Matt Tiedens & Carroll Nelson
515-778-8023 / 515-710-6381