

MEETING MINUTES
The City of Polk City
Planning and Zoning Commission – Special Meeting
6:00 p.m., Thursday, November 10, 2022

Polk City, Planning and Zoning Commission (P&Z) held a meeting at 6:00 p.m., on November 10, 2022, in City Hall Council Chambers.

The agenda was posted at the City Hall office as required by law.

These tentative minutes reflect all action taken at the meeting.

1. **Call to Order** | Sires called the meeting to order at 6:00 p.m.
2. **Roll Call** | Hankins, Bowersox, Triplett, Sires, Ohlfest, Pringnitz, Vogel| In attendance
3. **Approval of Agenda**
MOTION: A motion was made by Ohlfest and seconded by Triplett to approve the agenda.
MOTION CARRIED UNANIMOUSLY

4. **Leonard Senior Living**

The following residents made comments to the Commission regarding the project:

Dana Crable, 428 Hillcrest

Robert Schultz, 404 Hillcrest

Gary Mahannah, 313 Maple Dr.

Anthony Capaldo, 417 Hillcrest

Bryan Schnurr, CEO/Partner for MavenCrux Development reviewed the changes proposed to the project details as shown on the Master Plan, including parking, staffing, traffic, lighting, deliveries, dumpsters, alarms, the trail and increased setback buffers and landscaping. Schnurr discussed the various reasons why he believes this is the right location for a residential project of this nature and his desire to be a good neighbor by increasing setbacks and buffers above and beyond the requirements of a project of this type.

Ross Nichols, CEO/Partner for MavenCrux Development discussed additional details regarding this residential project and the impact it could have on the community.

Kathleen Connor, City Engineering Representative reviewed her updated memo regarding parking and this project. She confirmed that the Fire Chief provided input and approval for the fire road's turning radius and the bollards proposed to use on the trail. Kathleen reviewed the research done on parking, providing comparisons from other metro communities and recommends 101 proposed stalls for this project based on that research. She also discussed the developer's willingness to provide parking at the nearby Leonard Park to alleviate neighborhood congestion for use of the park and nearby trail.

Chelsea Huisman, City Manager said the City is excited about this project looking at the growth, taxable valuation and creation of 70-80 new jobs, which would be a tremendous contribution for the community the size of Polk City. She discussed the importance of the Park parking proposal as it shows creativity and having a dual purpose without a sea of concrete for parking.

Commission Members discussed the project. Commission Member Bowersox said this project is in her neighborhood, and she lived near the nursing home most of her life, where family members worked and lived. She said the underground path for the trail under Parker Blvd makes this location a great place to offer access to the new residents of this development. Commission Member Hankins said his only concerns are to get written confirmation of the verbal promises regarding parking and use restricted to senior living only. Schnurr agreed to the stipulation for restricting use. Nichols suggested restricted covenants to outline parking enforcement. Commission Member Sires said this project would be a positive economic impact for the City and he appreciates the developer coming back and working with the City. He said he appreciates comments from the neighbors living next to this location and the Commission needs to look at all of the variables and what is best for all citizens that Polk City serves. Commission Member Ohlfest said he was originally reluctant to change the comp plan but this is an unique opportunity that he is in favor of. He said the comparisons on parking requirements in other communities has helped him understand what should be required for this type of project in Polk City and he is excited for the Leonard Park enhancements to reduce load on side streets. He said after looking at the architecture proposed he thinks it will look residential and the setbacks increased will help buffer the existing neighbors. He said this will be a great asset to the community.

MOTION: A motion was made by Hankins and seconded by Ohlfest to recommend Council approve amending the Comp Plan Future Land Use Map
MOTION CARRIED UNANIMOUSLY

MOTION: A motion was made by Hankins and seconded by Triplett to recommend Council approve the request to rezone the property to PUD as presented, subject to Staff and Engineering comments dated 11/7/2022 and restricting the use of the property to senior living and associated services and asking the developer to establish restrictive covenants.
MOTION CARRIED UNANIMOUSLY

5. Adjournment

MOTION: A motion was made by Triplett and seconded by Ohlfest to adjourn at 6:56 p.m.
MOTION CARRIED UNANIMOUSLY

Next Meeting Date – Monday, November 21, 2022

Attest:

Jenny Coffin - City Clerk