

**DES MOINES COUNTY, IOWA  
ZONING COMMISSION  
REGULAR MEETING MINUTES  
THURSDAY, JULY 28, 2016**

The Des Moines County Zoning Commission met in regular session on July 28, 2016 at 5:30 P.M. in the public meeting room of the SEIRPC offices at 211 N Gear Ave, West Burlington, Iowa.

**1. Call to Order**

Chairman Dick Keith called the meeting to order at approximately 5:30 P.M.

**2. Roll Call**

Commission members present: Dick Keith, Ron Wunderlich, Ron Breuer, Larry Werner, John Roth

Commission members absent: Sally Parrott, Jon Hedges

Staff Present: Jeff Hanan, SEIRPC

Public Present: Dale Luckenbill, Vince King, Bill Streets, Ben Luckenbill, Bob & Kathy Strawhacker, T.A. Strawhacker, Dan & Delores Anlicker

**3. Meeting Minutes**

**Motion #1:** To approve the Minutes of March 3, 2015 meeting.

**Motion by:** Werner

**Seconded by:** Roth

**Vote:** Unanimous vote. Motion carried.

**4. New Business**

**A. Public Hearing: Request for Preliminary Plat Approval for King's Country Estates Subdivision.**

Mr. Keith opened the public hearing at approximately 5:32 p.m. Mr. Hanan reviewed the staff report. Vince King explained that when he purchased this property he had not intended for it to be a subdivision. However, he said there's a need for people looking to locate within the Mediapolis School District. He said the homes would range from \$275,000. He noted there would be a level of quality and maintenance. He also said that he and his wife would be building a home on the remaining 40 acres (not a part of the subdivision). Dale Luckenbill asked about future development and whether it could happen. Mr. Keith explained that if that were the case, they would have to go through the subdivision process again. Ben Luckenbill asked if anyone would build pond(s). There was discussion about site drainage. Bill Streets, engineer for the project, explained that the Notice of Intent that was published and the subsequent plan would require drainage to not effect neighboring property any more than it does now. Luckenbill also asked about septic drainage. Mr Keith explained that the State regulates septic systems and that each site would have to get approval from the County Health Department prior to building a home. Vince King asked if they could shorten the (middle) cul de sac and then put in an easement to where he's going to build his home. Mr. Hanan said that he could, but that the "driveway" could only serve up to two lots, per the County Subdivision Ordinance. Dan Anlicker reminded Mr. King that he has an easement along the westerly boundary. King said they would still honor that easement. Ben Luckenbill asked how this would affect property values. Mr. Keith said that the assessors determine that based on value, not on what the neighbor is doing. Bob Strawhacker said he was concerned about runoff. He also expressed concern about trespassing. Mr. Streets explained that all the runoff would be addressed in the drainage plan and that it should not affect him in a negative way. Mr. King explained that there would be restrictive covenants and that livestock (horses, cows, etc.) would not be allowed.

After further discussion Mr. Keith closed the public hearing at approximately 6:14 p.m.

**Motion #2:** To approve the Preliminary Plat for King's Country Estates, as presented, with the recommendation that a waiver from the 1,000 maximum cul de sac (Article V Section 2.3) be waived.  
**Motion by:** Wunderlich  
**Seconded by:** Werner  
**Vote:** Unanimous vote. Motion carried.

**5. Old Business**

None

**6. Public Input**

None

**7. Future Agenda Items**

Mr. Keith noted that we still need to review and make recommended changes to the Subdivision Ordinance.

**8. Adjournment**

**Motion #3** To adjourn  
**Motion by:** Roth  
**Seconded by:** Werner  
**Vote:** Unanimous vote. Motion carried.

The meeting adjourned at approximately 6:18 P.M.

**APPROVED:** \_\_\_\_\_  
Dick Keith, Chairman

**ATTEST:** \_\_\_\_\_  
Jeff Hanan, Land Use Administrator