



PLANNING & ZONING COMMISSION
Craig Stillman **Dave Stratton**
Bill Daly **Riva Walters**
Mandy Pagliai

GOVERNMENTAL BODY: PLANNING & ZONING COMMISSION
DATE OF MEETING: Monday October 18, 2021

TIME/PLACE OF MEETING: 7:00 P.M. CITY HALL

TENTATIVE AGENDA

1. Call to Order/Roll Call
2. Approve Minutes from September 20, 2021.
3. Recommend to the De Soto City Council the approval of JTB Investments, LLC, site location approximately 5.5 acres, Adams Township in Section 24-78N-R28W, generally located on the north side of I-80 and west side of Hwy 169; The current zoning designation is A-1 Agriculture District and the owner is requesting a zoning designation of M-2 Heavy Industrial District to construct a ready-mix facility in De Soto, IA.
4. Adjourn.

October 18, 2021 PLANNING & ZONING COMMISSION MINUTES

Commissioner Craig Stillman called the meeting to order at 7:08pm with the following Commissioners present: Bill Daly, Mandy Pagliai, Dave Stratton and Riva Walters; Staff present: City Clerk, Marcia Thomas, City Engineer Jordan Kappos.

Motion by Daly/Pagliai to approve the September 20, 2021 meeting minutes; all in favor; Motion carried 3-0.

Robert Andeweg, representing JTB Investments, LLC, said Todd Bohlender, one of the owners of Norwalk Ready-Mix wants to build a Ready-Mix facility on their property north of I-80. Mr. Bohlender said the permanent operation facility would be built using pre-cast concrete; the facility would have a 9-12 foot capped high wall to make the property look better for travelers driving by; he said the facility would provide service to western Dallas County, including De Soto, Adel, Van Meter, Redfield, Dallas Center and the western edge of Waukee (approximately a 10 mile radius); hours of operation would be 7am to 5pm, Monday thru Friday and sometimes Saturday morning; 6-8 trucks would operate out of this facility with 25-30 trips in and out daily; it would employ 8-10 people with an hourly rate of pay \$27.00/hr.; This facility would use approximately 2,500,000 gallons of water annually. The estimated assessed value of the property 3-4 million. They want to be good neighbors of the community and to serve a purpose with the support of the community.

Wally Pelds, with Pelds Design Services, spoke on behalf of the Insurance Auto Auction, whose property surrounds the 5.5 acres parcel. Their zoning designation is C-1 Commercial and M-1A Limited Light Industrial District. Mr. Pelds presented to the P & Z Commissioners a mixed-use development future site plan concept for their property. Pelds said the zoning designation of M-2 Heavy Industrial District is too intense use next to a C-1 Commercial District. He asked the P & Z members do you want the I-80/Hwy 169 Corridor to be a Commercial or Industrial District.

Discussion took place; Motion by Pagliai/Stratton to recommend to the De Soto City Council the approval of JTB Investments, LLC, site location approximately 5.5 acres, Adams Township in Section 24-78N-R28W, generally located on the north side of I-80 and west side of Hwy 169; The current zoning designation is A-1 Agriculture District and the owner is requesting a zoning designation of M-2 Heavy Industrial District to construct a ready-mix facility in De Soto, IA; Pagliai, Stillman, Stratton in favor; Daly and Walters opposed; Motion failed 3-2; This vote required a super majority because of the surrounding property owner opposing the re-zoning designation.

Motion by Daly/Pagliai to adjourn @8:20pm all in favor; Motion carried 5-0.

These minutes are as recorded by City Clerk, Marcia Thomas, subject to approval by the P & Z Commission at their next regular meeting.

Craig Stillman, P & Z Commissioner

Attest: _____
Marcia Thomas, City Clerk

