

*Mike  
Early-*

DRAKE NEIGHBORHOOD BOARD MEETING  
January 18, 1984

Present: Larry Molenberg, Faye Vilimek, John Wilken, Helen Martin, Ric Jorgensen, John Neubauer, Bertha Spiller, Faith Ferre, Diane Munns, Gladys Burkhead.

Treasurer's Report:

Tree Fund \$502.52  
Membership \$502.48  
Historical Fund \$1737.16

By common consent it was agreed to reduce the Historical Account to \$100.00 and pay the remainder on the principle of the loan for the books.

Some questions were raised concerning the treasurer's report. It was agreed that for the February meeting we need to know the balance for the Historic Fund, the Fallfest balance, where the Pioneer Check was deposited and if the rent for the office had been paid in January.

The treasurer's report was received with these noted questions to be answered at the February meeting.

Committee Reports:

1. Communications - Gladys Burkhead reported that the committee needs a stapler. Gladys was authorized to purchase a stapler. She announced that the next potluck will be Monday January 30 at 6:30p.m. at Crestwood Baptist. Gladys also shared with the Board a copy of a postcard that could be produced and sold. It would cost \$8.50 to have the card camera ready for printing. John Neubauer asked Gladys to get further information on the total cost of the finished product. Size of print and the use of color were discussed. Ric Jorgensen offered to help with this project.
2. Fallfest - We need to have a chairperson for the Fallfest committee by the February meeting. John Neubauer and Virginia Peterson will be on the committee. Ric Jorgensen also said that he will help. Each Board member is asked to help in recruiting a chairperson.
3. All of the other committees are functioning.

Neighborhood Housing Service: The Neighborhood Housing Service is setting up a clearing house for all real estate listings for all houses in the historic area.

OLD BUSINESS: NONE

NEW BUSINESS:

Ric Jorgensen suggested that a story go in the newsletter about spring gardening. Any one who sees the article and who stops by the DNA office will get a spring planting calendar. The purpose of this promotional is to get people to know NHS and DNA.

*Have Fun  
Ch. //*

*27.00  
32.00  
500  
Cards*

*6/30  
J.S. J. J. J.  
Freeb*



Evening Patrol - There was some discussion concerning the evening patrol of the Drake shopping area by off duty police. This is being paid for by the businesses in the area. It has reduced vandalism, virtually shut down the prostitution take place in the area and has created a good feeling between the community and the police. The number of persons on patrol will be increased in the spring. The patrol is using the DNA office for a place to get warm and have coffee. There was a good article on the patrol in the January 18 edition of the Des Moines REGISTER.

John reported that an Optical Shop has moved into 2315 University and that several of the other buildings are undergoing major remodeling. This spring 65 trees will be planted in the business district.

The meeting was adjourned.

NEXT MEETING: FEBRUARY 15, 1984 at 7:30a.m. at 1153 24th Street



Item No. 6

At its September 5, 1985 meeting, the Plan and Zoning Commission passed a motion that the subject "... site plan not be signed until the number of units were no more than six and provide at least two parking spaces per unit in the proposal" (see attached). This motion and other relevant information on the proposed development were communicated to Mayor Pete Crivaro through a September 13, 1985 letter from the Planning Director (see attached).

The staff recommends the Commission to uphold the Planning Director's rejection (see attached) of the site plan as presently submitted.

THE VOTE:

Item No. 8

James Grant, Planning Director, said the Commission this is a request from Don Meyer to have the Commission give the site plan rejection by the Planning Director relative to the development of 4111 and 4121. Mr. Grant showed the Commission the existing two buildings on a map which total 11 condominium units and the proposed construction which is for a new building containing 10 condominium units. The new construction would also include garages to be built that would serve the existing units as well as some of the units in the new proposal and the story of underground parking. Mr. Grant said his rejection of the site plan was based on an over development of the parcel and the setback requirements on 11th Street is now 10 ft. because of the larger lot definition and his plan above 12 ft. Mr. Grant reminded the Commission at their September 5, 1985 meeting, the Plan and Zoning Commission passed a motion that the subject site plan not be signed until the number of units were no more than six and provide at least two parking spaces per unit in the proposal.

CONSTRUCTION OFFERED THE PUBLIC HEARING

Don Meyer, 1771 Riverdale Drive, developer of the proposed project, said he started this project back in late 1982 and received preliminary approval of this site plan subject to various conditions. Mr. Meyer said their engineering company went back and complied with these conditions. Mr. Meyer continued between the engineering fees, blueprints, condominium documents and attorney fees, he has spent around \$11,000. Mr. Meyer asked that at the September 5, 1985 meeting, the Commission vote for no more than 6 units instead of 8.



Item No. 5

REQUEST FROM THE PLANNING STAFF FOR CITY PLAN AND ZONING COMMISSION INITIATION OF REZONING FROM "R-2" TO "M-3" OF PROPERTY IN THE VICINITY OF MCKINLEY AVENUE AND FLEUR DRIVE

STAFF PRESENTATION:

James Grant, Planning Director, told the Commission the 2000 Land Use Plan recommends the area be developed as "M-3". Mr. Grant continued the staff felt they would make this area "M-3" gradually as owners request their land be rezoned.

CHAIRPERSON OPENED THE PUBLIC HEARING

No one appeared.

CHAIRPERSON CLOSED THE PUBLIC HEARING

COMMISSION ACTION:

Motion was made to initiate the rezoning (Moved by Polson)

THE VOTE:

12-0 APPROVAL

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Item No. 6

APPEAL FROM DON MOYER OF THE DENIAL OF THE SITE PLAN FOR THE GRAND OAKS CONDOMINIUMS LOCATED IN THE VICINITY OF 44TH STREET AND GRAND AVENUE

James Grant, Planning Director, told the Commission this is a request from Don Moyer to have the Commission alter the site plan rejection by the Planning Director relative to the development on 44th and Grand. Mr. Grant showed the Commission the existing two buildings on a map which total 11 condominium units and the proposed construction which is for one more building containing 10 condominium units. The new construction would also include garages to be built that would serve the existing units as well as some of the units in the new proposal and one story of underground parking. Mr. Grant said his rejection of the site plan was based on an over development of the parcel and the setback requirements on 44th Street is now 50 ft. because of the corner lot definition and his plan shows 25 ft.

Mr. Grant reminded the Commission at their September 5, 1985 meeting, the Plan and Zoning Commission passed a motion that the subject site plan not be signed until the number of units were no more than six and provide at least two parking spaces per unit in the proposal.

CHAIRPERSON OPENED THE PUBLIC HEARING

Don Moyer, 3772 River Oaks Drive, developer of the proposed project, said he started this project back in late 1983 and received preliminary approval of this site plan subject to various conditions. Mr. Moyer said their engineering company went back and complied with these conditions. Mr. Moyer continued between the engineering fees, blueprints, condominium documents and attorney fees, he has spent around \$25,000. Mr. Moyer added that at the September 5, 1985 meeting, the Commission voted for no more than 4 units instead of 6.



Sarah Mathews, 518 44th Street, appeared in opposition to Mr. Moyer's project. She said she lives directly across the street from the proposed development. She said she felt this project would lower her property values. She said the number of units has been a concern of the neighborhood from the beginning and she also felt this project leaves very little green space and oak trees would have to be cut down.

Jim Bialko, 547 44th Street, appeared in opposition to the project. Mr. Bialko talked about the traffic problems on 44th Street in relation to the parking spaces available on Mr. Moyer's project.

CHAIRPERSON CLOSED THE PUBLIC HEARING

STAFF RECOMMENDATION:

The staff recommended the Commission to uphold the Planning Director's rejection of the site plan as presently submitted.

COMMISSION DISCUSSION:

During Commission discussion, Henry Haugan, Commissioner, asked Mr. Grant if a site plan were submitted calling for 6 units and at least two parking spaces per unit if that would be acceptable to the staff. James Grant said that a development could be built on this parcel in the vicinity of six units and he felt 1½ parking spaces would probably be sufficient. Don Moyer said that 6 units would not be enough units to make the project economically feasible. Ray Stiles, Commissioner, said that if the Commission upheld their action of their September 5, 1985 meeting, this request would then go on to the City Council for their action. Mr. Moyer said he felt this would be a good solution for him.

COMMISSION ACTION: Motion was made to accept staff recommendation  
(Moved by Donly)

THE VOTE: 10-1-1 (Quick abstained)

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Karla Fultz, Chairperson, said she received a resignation from the Commission from Roy Shaw who is their Vice-Chairperson. She asked that the Nominating Committee reconvene to nominate a new Vice-Chairperson.

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James Grant, Planning Director, told the Commission the staff's Senior Planner, Scott Stricker had been hired to work for the City's new Economic Development Department.

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Meeting adjourned 8:25 P.M.

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REPORT TO THE DRAKE NEIGHBORHOOD ASSOCIATION BOARD FROM MEMBERSHIP MEETING

In November, a group of persons who are interested in serving on the Membership Committee of the Drake Neighborhood Association met at my house to formulate a purpose statement for the committee and to brainstorm ideas pertaining to membership. The following is a brief report of the meeting.

The group saw the purposes of the Membership Committee as:

- Maintaining records of current membership and to keep an updated Directory.
- Promotion of membership and sustaining current membership.
- Establishing an annual renewal date for memberships.
- Reviewing annually the membership fee and make recommendations about type, amount, etc. to the Board.
- Developing special incentives/benefits to encourage membership in the Association. \*

\* The group defined current benefits as being --

- Getting to know your neighbors
- Receiving the Newsletter
- Personal contact with others in community
- Social events
- Representation before public bodies (City Council, Planning & Zoning, Drake University, Drake area businesses, other city and county government groups
- Being a part of neighborhood improvement

Considerable discussion centered on types and fees for membership. Since the current \$3.00 single membership fee does not cover the cost of the Newsletter, the committee will be recommending an increase.

At the next meeting on January 9, the committee will be talking about goals and strategies for the purposes outlined above with the expectation of bringing some specific recommendations to the Board for its meeting on January 16.

- Virginia Peterson

Present were: Neal Stilwell, Diane Yanney, Cryss Farley, John & Mary Neubauer and Virginia Peterson. Others who were interested but could not attend are Chuck Heilman, Jim Rupnow and Harvey Harrison.



The Drake Neighborhood Association  
Annual Meeting  
October 18, 1984  
Cottage Grove Presbyterian Church

Members received ballots 7 to 7:45p.m. Ballot eligibility was determined by checking membership cards

John Neubauer gave rules. This recorder couldn't hear them.  
Becky Pregler, chair of the nominating committee, conducted meeting.

1. presented list of candidates to the Board  
Motion to accept--Ross Williams  
Second-----Myrtle Davis  
2. Presented list of candidates for officers  
opened floor for more--none called in  
Motion to accept--Becky Pregler  
Second-----Ross Williams  
3. Motion to close the floor to further nominations  
Motion--Ann Wright  
Second--Harvey Harrison

Officer candidates gave 3 minute speeches in following order;

President  
John Neubauer  
Mary Rittgers

Vice President  
Virginia Peterson  
Keith Kreiman

Secretary  
Linda Bender

Treasurer  
Harriet Danielson--Waived rights to speech

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Members voted for Officers. While votes were counted, Board candidates (or their representatives) gave 2 minute speeches in the following order:

1. Faye Vilimek  
2. Diane Munns  
3. Jim Ryan  
4. Dorothy Anderson(Homer Goodner)  
5. Diane Venney  
6. Harvey Harrison  
7. Bruce Heilman  
8. Wayne Shoemaker  
9. John Wilken  
10. Gladys Burkhead  
11. Chrissy Farley  
12. Mile Phillips  
13. Darrell Wriden(Jacque Coulson)  
14. Jim Rupnow  
15. Dee Hanbeck  
16. Kerry Graham  
17. Ric Jorgenson(John Neubauer)  
18. Mike Early(John Neubauer)  
19. Bertha Spiller(Gladys Burkhead)  
20. Toni Hayes(Diane Munns)

Results of election for officers was announced (see later for tally)

Further nominations for board were entertained  
Mary Rittgers and Keith Kreiman were nominated by Gladys Burkhead

Election for Board of Directors was held

While votes were being counted, further business was conducted

A. Financial report by Faye Yilimek - see attached

B. Historic committee report by Linda Bender

C. Beautification committee report by Kerry Graham

D. Commerce commission report by Bruce Heilman (this reporter was interrupted during this report. Call Bruce at home or office for further info)

E. bylaw committee formed from members. board members to be appointed at next board meeting as will be chair. Volunteers were Lenore Carolus, Maxine Manning, Chuck Heilman, and Jeff Pregler.

F. Suggestions

Motion to change board meeting time to evening--Jim Rupnow

second--Becky Pregler

After discussion was decided to withdraw motion until November potluck

Motion end second by same people

Discussion of standing committees, what they are, chairs, etc.

1. Communication--ch. Gladys Burkhead

a. phone contact

b. plan details of potlucks

c. send newsheets

2. Membership--ch. Neal Stillwell

a. new

b. renewals

3. Historic--ch. Ruth Trumbo and Linda Bender

a. historic research

b. tours

4. Beautification--ch. Kerry Graham

a. trees

b. flowers

5. Safety awareness

a. door to door block organizing (VISTA)

6. Fallfest--ch. changes

a. annual event

7. Housing

a. unused

b. usurped to some extent by Neighborhood Housing

Election results were read (see next page)

Meeting was adjourned at 9:35 p.m.



ELECTION RESULTS

President - John Neubauer  
Vice president - Virginia Peterson  
Secretary - Linda Bender  
Treasurer - Harriet Danielson

Board Members

Gladys Burkhead, Dorothy Anderson, Mike Early, Kerry Graham, Ric Jorgenson, Diane Munns,  
Jim Ryan, Wayne Shoemaker, Faye Vilimek, John Wilkens

Counters were Roger Munns, Kris Blaskovich, Kay Heilman, Myrtle Davis

Person by person, the count was-

John Neubauer 96	Mary Rittgers 32
Keith Krieman 26	Virginia Peterson 102
Linda Bender 117	
Harriet Danielson 120	

Faye Vilimek 79  
Diane Munns 77  
Jim Ryan 73  
Dorothy Anderson 78  
Diane Yanney 45  
Harvey Harrison 40  
Bruce Heilman 99  
Wayne Shoemaker 88  
John Wilken 89  
Gladys Burkhead 103  
Chrissy Farley 48  
Mike Phillips 49  
Derrell Wriker 20  
Jim Rupnow 33  
Dee Henbeck 35  
Kerry Graham 79  
Ric Jorgenson 84  
Mike Early 77  
Bertha Spiller 40  
Toni Hayes 43  
Mary Rittgers 18  
Keith Kreiman 15



December 18, 1984

To the Board of Directors

Attached is \$20 to repay the money advanced for rental of the Odd Fellows Hall December 2, 1984. The remaining \$5 was sent directly to the Association by the IOOF.

Our net profit was \$61<sup>75</sup>. We, the Historic Committee will keep the money until the board establishes a policy with regard to fund raising events held by committees.

Sincerely,

The Historic Committee

Arda Bender

Ruth Trumbo

Vicky Malin

Betsy Pregler

Jeff Pregler

Jacquie Coulson

Ann Wright

Maureen Janney

Maureen Munn

Vicki Sanders



MINUTES OF DRAKE NEIGHBORHOOD BOARD MEETING

Dec. 19, 1984

Present: W. Shoemaker                    L. Cunning                    F. Vilimek  
          J. Ryan                            L. Molenburg                G. Burkhead  
          R. Jorgenson                    J. Neubauer                J. Wilken

I. Old Business

Beautification Comm. - L. L. Molenburg has Drake houses (6) on 24th, plus 1 on 25th, So. of Irene's Flower Shop, to be given for removal for remodeling. Drake wants one organization to work with, i.e. DNA. J. Neubauer proposes working with Neighborhood Housing Services: Possibility for nearby relocation--Cottage Grove Presbyterian Church has 2 lots. Removal to be by March 1, to make way for Wm. Knapp's block development plan. (Previously looked at 4 belonging to Hawkeye Bank, November meeting).

Question: Can D.N.A. accept without jeopardizing tax free status? Can the Commercial Development Corp. accept for same reason?

Salvage operation expenses: Insurance to cover volunteers doing removals.

Motion: W. Shoemaker - That DNA accept Drake University's offer to try and arrange for salvage and/or relocation of its 6 houses on 24th & 25th south of University (on the condition that NHS and NHS development corp. work with DNA).  
Second: Gladys Burkhead. Passed.

II. Reports:

1. Drake Revitalization Committee - 5 members representing various neighborhood constituencies, 16 from Drake and Hawkeye Bank and downtown financial/development. Targeted 24th St. projects: Bank's project is residential apt. complex north of University Businesses, between 23rd & 24th. Drake Development Co. plan for 24th So. of University (DDM Development Corp.). DNA membership = John Neubauer. Discussion of plans, Drake Research Institute.
2. Drake Neighborhood Historical Committee - Reported net profit of \$61.75 from the "Neighborhood Christmas" bake sale on Dec. 2, 1984. Committee holding the money until the Board establishes a policy regarding fund raising events.
3. Membership Committee - Looking at dues, budgeting needs - details in written report of committee meeting in November.
4. Dorothy Anderson, new Board member's inquiry on committee structure, permanency, etc?
  - a. D. Anderson recommended Keith Kryman as observer to City Council for screening DNA interests. J. Neubauer to appoint him.
  - b. Ric Jorgenson recommends an organizational chart.



5. Discussion: Switched evening DNA Board Meeting from 3rd Wed. (every other one) to 2nd Wed. to resolve several board members' conflicts. Suggested changing Commerce Co. board to 3rd Wed. morning.
6. Gladys Burkhead asked to be appointed to project of putting daffodils around Witmer Park lake.
7. Acknowledgment received from Des Moines Area Religious Council for \$44.81 contribution, which proceeds were from the sale of baked goods and the white elephant silent auction at the Nov. 30 potluck.

Submitted by John Neubauer