

## Agenda

Polk County Board of Adjustment  
Monday, April 17, 2023 - 7:00 P.M.  
Polk County Public Works Department, Planning & Development Division  
5885 NE 14<sup>th</sup> Street, Des Moines, IA 50313

**The meeting will be held in-person, with a virtual attendance option also provided. Any participants, including Board members, appellants/applicants, and members of the public wishing to join the meeting remotely may do by using the link below or calling the number below and inputting the meeting ID.**

**Participate by phone by calling +1 312 626 6799**

**Participate by desktop/laptop/smartphone/tablet at:**

<https://polkcountyiowa-gov.zoom.us/j/89356146027?pwd=V0plcnpqUHpqWGgzQkl3RExFAQ0REQT09>

**Meeting ID: 893 5614 6027**

**Password: 370929**

*Several public hearings will be on the Board of Adjustment agenda. Please plan to join the meeting at 7:00 P.M., but wait to speak until the Chairperson asks for testimony on your item.*

- A) Roll Call - Michael McCoy, Paul Kruse, Kay Frye, Belinda Brown and Kurt Bailey
- B) Acceptance of the Minutes from the Monday, March 20, 2023 meeting
- C) Opening Statement
- D) Unfinished Business:

**Item 1            23/12518 Conditional Use Permit Application – Continued from 3/20/23 meeting**

Request by GSS Midwest (Applicant), represented by Albert Aguirre, on behalf of the Bruce L. Johnson Revocable Trust, Jorjan Johnson Revocable Trust, and Terry Ray Johnson Revocable Trust (Property Owners) requesting a Conditional Use Permit for a new 194-foot monopole communication tower. The subject property is identified as GeoParcel #8024.32.476.003 and is located in the Southeast ¼ of Section 32, Crocker Township, and is zoned “AG” Agricultural District.

- E) Consent Items, Public Hearing – New Business: None
- F) Action Items, Public Hearing – New Business:

**Item 1            23/12601, 23/12602, and 23/12603 Variance Appeal Applications**

Request by MidAmerican Energy (Prospective Buyer) on behalf of Firestone Tire and Rubber Company (Property Owner) and represented by Marty Dostalick of Civil Engineering Consultants, requesting variances to increase the Floor Area Ratio (FAR) to 49% from the maximum 40% and to decrease the minimum Open Space Ratio (OSR) to 18% from the minimum 25% for the property containing the existing Bridgestone/Firestone Tire Plant, and a variance to increase the Floor Area Ratio (FAR) to 53% from the maximum 40% for the property that would contain a proposed MidAmerican Energy electrical substation. The subject property is addressed as 4600 NW 2<sup>nd</sup> Street, Des Moines and identified as GeoParcel #7924.22.226.003 within the Southeast Quarter of Section 23, and the Northeast Quarter of Section 22, all in Saylor Township. The property is zoned “HI” Heavy Industrial District.

- G) Communications/Discussion Items
- H) Zoning Administrator's Report
- I) Adjournment

The information identified on this agenda may be obtained in accessible formats by qualified persons with a disability. To receive more information or to request an accommodation to participate in a meeting, hearing, service, program, or activity conducted by this department, please contact the Polk County Public Works Department, Planning and Development Division, 5885 N.E. 14th Street, Des Moines, Iowa 50313, 515-286-3705.