

POLK COUNTY BOARD OF ADJUSTMENT  
DES MOINES, IOWA

The Polk County Board of Adjustment held a meeting on Monday, May 20, 2019, at 7:00 P.M. in Conference Room A of the Polk County Public Works Department, Planning & Development Division, 5885 N.E. 14<sup>th</sup> Street, Des Moines, Iowa.

A) Roll Call - Members Present: Bonnie Thorn, Mike McCoy, and Ron Fisher. Absent: Paul Kruse and David Kinsley. Present from the Polk County Public Works Department: Bret VandeLune, Planning and Development Manager, Jennifer Ellison and Brian McDonough, Planners; Ashley Davidson Recording Secretary, Public Works. Present from the County Attorney's office, Mark Taylor.

B) Acceptance of the Minutes of the Monday, April 15, 2019 meeting.

It was moved by Thorn and seconded by Fisher, to **APPROVE** the minutes as presented.

Vote: Yea: Thorn, McCoy and Fisher. Nay: None. Absent: Kruse and Kinsley.

C) Opening Statement

D) Unfinished Business – None

E) Consent Public Hearing Items - New Business

**Item 1 19/7851 Variance Appeal Application**

Request by John Goode (Property Owner), represented by David Llewellyn of Midwest Home Pros, for a Variance to allow an accessory building to be located approximately four (4) feet from the principal dwelling, in lieu of the required ten (10) feet of separation at the subject property located at 1148 NE 50<sup>th</sup> Place, Des Moines, Section 14 of Saylor Township.

**Item 2 19/7858 Variance Appeal Application**

Request by Dennis Churchill (Property Owner) for a Variance to allow an accessory building to be located in front of the principal structure at a separation distance greater than 150-feet (from 150-feet to 302-feet) between the principal structure and the proposed accessory building. Also requesting a Variance to reduce the 100-foot front setback to approximately 75-feet at the subject property located at 11260 SE 6<sup>th</sup> Avenue, Section 2 of Camp Township.

**Item 3 19/7862 Variance Appeal Application**

Request by Jeff Kelly (Property Owner) for a Variance to allow an accessory building to be located in front of the principal dwelling and setback less than the required 100 feet from the front property line at the subject property located at 7303 NW 4<sup>th</sup> Street, Ankeny, Section 34 of Crocker Township.

**Item 4 19/7865 Variance Appeal Application**

Request by Darryl Thielen with Gayland Enterprises, LLC (Buyer), represented by Waymond Tenny with Tenny Construction, for a front yard setback Variance to reduce the northern side setback from 30-feet to 24-feet to allow a bedroom addition and a bathroom addition onto the existing single-family dwelling at the subject property located at 6675 SE Circle Drive, Section 33 of Allen Township.

Let the record show that no one from the public was present in favor or in opposition to any of the Consent items.

Motion was made by Thorn and seconded by McCoy to **APPROVE** the Consent Items.

Vote: Yea: Thorn, McCoy and Fisher. Nay: None. Absent: Kruse and Kinsley.

F) Discussion Public Hearing Items – New Business

**Item 1 19/7784 Conditional Use Application**

Request by Deanne Mundt with Horizon Stables, LLC (Property Owner) for a Conditional Use Permit to allow an Animal Services use at the subject property of 3237 NE 108<sup>th</sup> Street, Mitchellville. The subject property is located within Section 26 of Beaver Township.

Let the record show that Deanne Mundt, 3237 NE 108<sup>th</sup> Street, Mitchellville, IA, was present to represent the Conditional Use Permit Application.

Let the record show that Mindy Six, 3600 NE 112<sup>th</sup> St, Mitchellville, IA, was present to express concerns about commercially boarding horses on the property.

Let the record show that twelve (12) notices were mailed and one (1) was received in support and zero (0) in opposition to the Conditional Use application.

Jennifer Ellison gave the staff presentation and recommendation.

A motion was made by McCoy and seconded by Thorn to **APPROVE** the Conditional Use application in accordance with staff's recommendation.

Vote: Yea: McCoy, Thorn and Fisher. Nay: None. Absent: Kruse and Kinsley.

**Item 2 19/7813 Conditional Use Application**

Request by Guy and Deana Gast (Property Owners) for a Conditional Use Permit to expand an existing Commercial Stable Use and to allow an Animal Services use at the subject property of 5055 NE 96<sup>th</sup> Street, Altoona. The subject property is located within Section 15 of Beaver Township.

Let the record show that Guy and Deana Gast, 204 SW Camden Dr, Ankeny, IA, were present to represent the Conditional Use Permit Application.

Let the record show that no one from the public was present in favor or in opposition to the Conditional Use Permit application.

Let the record show that six (6) notices were mailed and zero (0) were received in support and zero (0) in opposition to the Conditional Use Permit application.

A motion was made by Thorn and seconded by McCoy to waive staff presentation and **APPROVE** the Conditional Use Permit in accordance with staff's recommendation.

Vote: Yea: Thorn, McCoy and Fisher. Nay: None. Absent: Kruse and Kinsley.

G) Communications/Discussion Items – Bret VandeLune provided an update on current projects.

H) Adjournment

A motion was made by Thorn and seconded by Fisher to adjourn until the next regularly scheduled Board of Adjustment Meeting on June 17, 2019.

Vote: Yea: Thorn, Fisher and McCoy. Nay: None. Absent: Kruse and Kinsley.