

## Agenda

Polk County Board of Adjustment

Tuesday, January 16, 2024 - 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/87439531371?pwd=9cHhKurSvMpLKRWuseOmxkbm0OsKSi.1>

**Meeting ID: 874 3953 1371**

**Password: 421101**

*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) Election of 2024 Officers
- C) Acceptance of the Minutes from the Monday, December 18, 2023 meeting
- D) Opening Statement
- E) Unfinished Business: None
- F) Consent Items, Public Hearing – New Business:

**Item 1            23/13494 Variance Appeal Application**

Request by Nadia Clark and Todd Sharp (property owners), for a Variance to allow an existing accessory structure to remain located five (5) feet from the principal residence, in lieu of the required ten (10) feet. The subject property is located at 11469 NW 116<sup>th</sup> Court, Granger, within Section 5 of Jefferson Township, and is zoned “RR” Rural Residential District.

- G) Action Items, Public Hearing – New Business:

**Item 1            23/13476 Conditional Use Permit Application**

Request by Jennifer K. Nelson Living Trust (property owner), represented by Jennifer and David Nelson, 2734 NE 96<sup>th</sup> Place, Ankeny, IA 50021, for a Conditional Use Permit to allow an Agri-tourism use of a flower farm with public access for flower cutting and on-farm education. The subject property is located approximately one (1) mile northwest of the City of Elkhart at the northeast corner of the intersection of NE 38<sup>th</sup> Street and NE 142<sup>nd</sup> Avenue, within Section 16 of Elkhart Township, and is zoned “AG” Agricultural District.

**Item 2            23/13491 Variance Appeal Application**

Request by Matt and Shanda Carstens (property owners), represented by John Larson of J. Larson Homes, P.O. Box 267, Johnston, IA 50131, for a Variance to allow a proposed accessory building to be located in front of the principal residence with a separation distance from the principal residence of approximately 420 feet, in lieu of the maximum allowable separation distance of 150 feet. The subject property is located at 12340 NW 89<sup>th</sup> Place, Grimes, within Section 20 of Jefferson Township, and is zoned “ER” Estate Residential District.

- H) Communications/Discussion Items
- I) Zoning Administrator's Report
- J) 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.