

## Agenda

Polk County Board of Adjustment  
Monday, March 20, 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/84531766572?pwd=VVd1a0xjdjZYWVZCRmxlQkNkMjllZz09>

**Meeting ID: 845 3176 6572**

**Password: 838705**

*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 Tuesday, February 21, 2023 meeting
- C) Opening Statement
- D) Unfinished Business: None
- E) Consent Items, Public Hearing – New Business:

**Item 1 & 2 23/12521 and 23/12522 Variance Appeal Applications**

Request by Travis Sisson (property owner) for two (2) Variances to allow for the construction of an accessory building, and to permit two (2) existing storage containers to remain located in front of the principal structure, with a separation distance from the principal structure greater than the allowed maximum of 150 feet. The subject property is located at 10461 NW 121<sup>st</sup> Street, Granger, Section 8 of Jefferson Township, and is zoned “ER” Estate Residential.

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

**Item 1 23/12518 Conditional Use Permit Application**

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.

**Item 2 23/12519 Conditional Use Permit Application**

Request by TowerCo 2013 LLC., represented by David Hockey of TowerCo, 5000 Valleystone Drive, Cary, NC 27519, and with consent from property owners Del B. Stall and Robyn R. Stall., for approval of a Conditional Use Permit for the construction of a 157-foot tall communication tower. The subject property is located at 2241 NE 142<sup>nd</sup> Avenue, Elkhart, within Section 19 of Elkhart Township, and is zoned “AG” Agricultural District.

**Item 3            23/12526 Conditional Use Permit Application**

Request by Godwin Family Trust, represented by Joel Godwin (property owner), 6400 NW 6<sup>th</sup> Drive, Des Moines, IA 50313, being represented by Brent Culp with Snyder & Associates, Inc., 2727 SW Snyder Blvd., Ankeny, IA 50023, to amend an existing Conditional Use Permit for sand and gravel extraction. The subject property is located at 1560 NW 66<sup>th</sup> Avenue, Des Moines, within Section 3 of Saylor Township, and is zoned "AG" Agricultural 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.