

Agenda

Polk County Board of Adjustment
Monday, May 17, 2021 - 7:00 P.M.
Polk County Public Works Department, Planning & Development Division
5885 NE 14th Street, Des Moines, IA.

Due to the COVID-19 public health emergency, the meeting will be held by voice and video conference only. The Public Works building is currently closed to the public. All Board members, staff, appellants and public are invited to join the meeting 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/97245893139?pwd=QmRRaVN6Y1Q2UjYyZDBiWUx5ZVZtdz09>

Meeting ID: 972 4589 3139

Password: 089653

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, Ron Fisher and Kay Frye
- B) Acceptance of the Minutes from the Monday, April 19, 2021 meeting
- C) Opening Statement
- D) Unfinished Business: None
- E) Consent Items, Public Hearing – New Business:

Item 1 21/10243 Variance Appeal Application

Request by Daniel Lee (Appellant), represented by Jake West of Van Wall Energy, for a Variance to allow a solar array accessory structure to be located in front of the principal building with a separation distance greater than 150 feet. The subject property is located at 12226 NW 142nd Avenue, Polk City, Section 20 of Union Township.

Item 2 21/10244 Variance Appeal Application

Request by Lisa Clark (Appellant) for a Variance to allow an accessory structure to be located in front of the principal residence with a front yard setback of less than 100 feet. The subject property is located at 7430 NE 108th Place, Bondurant, Section 7 of Franklin Township.

Item 3 21/10271 Variance Appeal Application

Request by Rod Meek (Appellant), for a Variance to increase the maximum building coverage from 15% to approximately 15.2% for a property located in the “AG” Agricultural District and a Variance to reduce the rear yard setback for a principal dwelling from 50-feet to approximately 38-feet. The subject property is located at 16494 NE 112th Street, Maxwell, Section 2 of Washington Township.

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

Item 1 21/10224 Variance Appeal Application

Request by Mark Vinz of Kwik Trip, Inc. (Appellant), represented by Sarah Austin of Nagle Signs, Inc., for a Variance to increase the amount of allowable freestanding signage from 60 square feet to 225 square feet for a gas station/convenience store use. The subject property is located at 5145 NE 14th Street, Des Moines, Section 13 of Saylor Township.

Item 2 21/10225 Variance Appeal Application

Request by Mark Vinz of Kwik Trip, Inc. (Appellant), represented by Sarah Austin of Nagle Signs, Inc., for a Variance to allow a total of two (2) freestanding signs for a gas station/convenience store use. The subject property is located at 5145 NE 14th Street, Des Moines, Section 13 of Saylor Township.

Item 3 21/10226 Variance Appeal Application

Request by Mark Vinz of Kwik Trip, Inc. (Appellant), represented by Sarah Austin of Nagle Signs, Inc., for a Variance to increase the allowable sign height from 10 feet to 25 feet for a proposed freestanding sign. The subject property is located at 5145 NE 14th Street, Des Moines, Section 13 of Saylor Township.

Item 4 21/10227 Variance Appeal Application

Request by Mark Vinz of Kwik Trip, Inc. (Appellant), represented by Sarah Austin of Nagle Signs, Inc., for a Variance to increase the allowable sign height from 10 feet to 60 feet for a proposed freestanding sign. The subject property is located at 5145 NE 14th Street, Des Moines, Section 13 of Saylor Township.

Item 5 21/10242 Variance Appeal Application

Request by Bret Nehring (Property Owner) for a Variance to allow an accessory building to be located in front of the principal dwelling with a separation distance greater than 150 feet. The subject property is located at 8977 NE Hubbell Road, Bondurant, Section 21 of Franklin Township.

Item 6 21/10272 Conditional Use Permit Application

Request by SBA Towers X, LLC (Applicant), for a Conditional Use Permit to allow a communication tower on property located in the "MU" Mixed Use District. The subject property is located at 6181 NE 27th Avenue, Altoona, Section 26 of Clay Township.

Item 7 21/10273 Variance Appeal Application

Request by SBA Towers X, LLC (Appellant), for a Variance to allow an access lane to a communication tower to be constructed of gravel in lieu of the required paving and curbing on property located in the "MU" Mixed Use District. The subject property is located at 6181 NE 27th Avenue, Altoona, Section 26 of Clay Township.

Item 8 21/10274 Variance Appeal Application

Request by SBA Towers X, LLC (Appellant), for a Variance to allow a communications tower to be constructed with a height of 310 feet in lieu of the maximum permitted height of 180 feet on property located in the "MU" Mixed Use District. The subject property is located at 6181 NE 27th Avenue, Altoona, Section 26 of Clay Township.

- G) Communications/Discussion Items
- H) Zoning Administrator 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.