

## Agenda

Polk County Board of Adjustment  
Monday, May 15, 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/82812987526?pwd=bTljRjRTcUd3SFp4aJkM2h1YVnKZz09>

**Meeting ID: 828 1298 7526**

**Password: 095555**

*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, April 17, 2023 meeting
- C) Opening Statement
- D) Unfinished Business: None
- E) Consent Items, Public Hearing – New Business: None
- F) Action Items, Public Hearing – New Business:

**Item 1            23/12677 Variance Appeal Application**

Request by Mark and Minda Dearden (property owners) for a Variance to allow a proposed accessory building to be located in front of the principal residence at a front yard setback of approximately 11.99 feet and 29.49 feet. The subject property is located at 5716 SE 14<sup>th</sup> Place, Pleasant Hill, Section 10 of Fourmile Township, and is zoned “LDR” Low Density Residential District.

**Item 2            23/12678 Conditional Use Permit Application**

Request by McAninch Corp (Applicant) on behalf of Harold Lande (Property Owner) requesting a Conditional Use Permit to allow for an extraction use of a borrow pit on property located within the “AG” Agricultural District. The subject property is located at 15171 NE 22<sup>nd</sup> Street, Huxley, Section 7 of Elkhart Township.

**Item 3            23/12679 Conditional Use Permit Application**

Request by McAninch Corp. (Applicant) on behalf of Upper Midwest Properties LLC (Property Owners) requesting a Conditional Use Permit to allow for an extraction use of a borrow pit on property located within the “AG” Agricultural District. The subject property is located in the North ½ of the NE ¼ of Section 31, Elkhart Township at the Southeast corner of the intersection point of NE 126<sup>th</sup> Avenue and Interstate 35.

**Item 4            23/12680 Variance Appeal Application**

Request by McAninch Corp. (Appellant) on behalf of Upper Midwest Properties LLC (Property Owners) requesting a Variance to allow extraction within the required 150-foot setback between an agriculturally use and an extraction use. The subject property zoned "AG" Agricultural District is located in the North ½ of the NE ¼ of Section 31, Elkhart Township at the Southeast corner of the intersection point of NE 126<sup>th</sup> Avenue and Interstate 35.

**Item 5            23/12681 Conditional Use Permit Application**

Request by McAninch Corp. (Applicant) on behalf of Larson Brothers LLC (Property Owners) requesting a Conditional Use Permit to allow for an extraction use of a borrow pit on property located within the "AG" Agricultural District. The subject property is located in the NE ¼ of Section 6, Elkhart Township at the Southwest corner of where NE 166<sup>th</sup> Avenue terminates on the West side of Interstate 35.

- 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.