

POLK COUNTY BOARD OF ADJUSTMENT
MEETING MINUTES

The Polk County Board of Adjustment held a meeting on Tuesday, February 16, 2021, at 7:00 P.M. **Due to the COVID-19 public health emergency, the meeting was held by voice and video conference. The Public Works building is currently closed to the public. All Commissioners, staff, applicants and the public were invited to join the meeting by using the meeting link or phone number that was provided on the agenda.**

- A) Roll Call - Members Present: Paul Kruse, Ron Fisher and Kay Frye. Absent: Mike McCoy. Present from the Polk County Public Works Department: Bret VandeLune, Planning and Development Manager; Brian McDonough, Land Use Planning Coordinator; Jennifer Ellison, Planner; Chris Meeks, Planner; and Ashley Davidson, Recording Secretary.
- B) Acceptance of the Minutes of the Tuesday, January 19, 2021 Meeting.
It was moved by Frye and seconded by Fisher, to **APPROVE** the minutes as presented.
Vote: Yea: Kruse, Fisher and Frye. Nay: None. Absent: McCoy
- C) Opening Statement – Chairperson Kruse gave the opening statement.
- D) Unfinished Business: None
- E) Consent Public Hearing Items – New Business: None
- F) Action Public Hearing Items – New Business:

Items 1 & 2 21/9935 & 21/9936 Variance Appeal Applications

Request by Sondra Feldstein (Property Owner), represented by Steve Troskey with CGA Consultants, for a Variance to reduce the required landscaping by 50%, and a Variance to increase the allowable Floor Area Ratio (FAR) from 4.40% to 4.93%, for an existing commercial stable use. The subject property is located at 11045 NE 56th Street, Elkhart, Section 2 of Douglas Township.

Brian McDonough gave the staff presentation and recommendation.

Let the record show that Sondra Feldstein of 9063 NE 72nd St, Bondurant, IA 50035 and Steve Troskey with CGA Consultants of 16 E Main St, Marshalltown, IA 50158, were present to represent the Variance Appeal Application.

Let the record show that seven (7) notices were mailed, with one (1) response received in opposition, and one (1) response received in support, of the Variance Appeal Applications.

Let the record show that no one was in attendance to speak in opposition of the Variance Appeal Applications.

A motion was made by Kruse and seconded by Fisher to **APPROVE** the Variance Appeal Application #21/9935 in accordance with staff's recommendation and condition of approval.

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

A motion was made by Kruse and seconded by Fisher to **APPROVE** the Variance Appeal Application #21/9936 in accordance with staff's recommendation and condition of approval.

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

Item 3 21/9948 Variance Appeal Application

Request by Jamie Myers with 51st Street Properties, LLC (Appellant/Property Owner), represented by Elara Jondle, with Pelds Design Services, requesting a Variance to increase the allowable Floor Area Ratio (FAR) from 40 % to 47% for a proposed addition to an existing warehouse. The subject property is located at 1675 NE 51st Avenue, Des Moines, Section 13 of Saylor Township.

Jennifer Ellison gave the staff presentation and recommendation.

Let the record show that Jamie Myers of 2540 73rd St, Urbandale, IA 50322 and Wally Pelds with Pelds Design Services of 2323 Dixon Ave, Des Moines, IA 50316, were present to represent the Variance Appeal Application.

Let the record show that fourteen (14) notices were mailed and zero (0) responses were received in support or opposition of the Variance Appeal Application.

Let the record show that no one was in attendance to speak in opposition of the Variance Appeal Application.

A motion was made by Kruse and seconded by Frye to **APPROVE** the Variance Appeal Application in accordance with staff's recommendation and conditions of approval.

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

G) Communications/Discussion Items – None.

H) Zoning Administrator Report –

Bret Vandelune spoke in regards to the upcoming Comprehensive Plan Review meeting for the Zoning Commission members on February 22, 2021. He invited them to join the meeting and complete the surveys that will be posted on our website.

I) Adjournment

A motion was made by Frye and seconded by Fisher to adjourn until the next regularly scheduled Board of Adjustment Meeting on March 15, 2021.

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