

POLK COUNTY BOARD OF ADJUSTMENT
DES MOINES, IOWA

The Polk County Board of Adjustment held a meeting on Monday, August 19, 2019, at 7:00 P.M. in Conference Room A of the Polk County Public Works Department, Planning & Development Division, 5885 N.E. 14th Street, Des Moines, Iowa.

- A) Roll Call - Members Present: Bonnie Thorn, Mike McCoy, David Kinsley and Ron Fisher. Absent: Paul Kruse. Present from the Polk County Public Works Department: Bret VandeLune, Planning and Development Manager; Seana Perkins, Land Use Planning Coordinator; Brian McDonough, Planner; and Ashley Davidson, Recording Secretary. Present from the Polk County Attorney's office, Dominic Anania.
- B) Acceptance of the Minutes of the Monday, June 17, 2019 meeting.
It was moved by McCoy and seconded by Fisher, to **APPROVE** the minutes as presented.
Vote: Yea: Thorn, McCoy, Fisher, Kinsley. Nay: None. Absent: Kruse.
- C) Opening Statement
- D) Unfinished Business – None
- E) Consent Public Hearing Item – New Business

Item 1 - 19/8147 Variance Appeal Application

Request by Josh Knight (Property Owner) for a height increase Variance of 4-feet (from 24-feet to 28-feet) for a proposed 60' x 104' (6,240 square feet) accessory building. The subject property is located at 9195 E Baseline Avenue, Runnells, Section 5 of Camp Township.

Let the record show that no one from the public was present in favor or in opposition to the Consent item.

Motion was made by McCoy and seconded by Kinsley to **APPROVE** the Consent Public Hearing Item.

Vote: Yea: Thorn, McCoy, Fisher, Kinsley. Nay: None. Absent: Kruse.

- F) Discussion Public Hearing Items – New Business

Item 1 - 19/8058 Variance Appeal Application

Request by Chad Hinze (Property Owner) for a Variance to allow an accessory building to be located in front of the principal dwelling at a front yard setback of approximately 36 feet, in lieu of the required 100 feet. The subject property is located at 10975 SE Runnells Drive, Runnells, Section 15 of Camp Township.

Let the record show that Chad Hinze, 10975 SE Runnells Dr, Runnells, IA was present to represent the Variance appeal application.

Let the record show that four (4) notices were mailed and one (1) was received in support and one (1) in opposition to the Variance appeal application.

Motion was made by McCoy and seconded by Kinsley to waive the staff presentation and **APPROVE** the Variance appeal application in accordance with staff's recommendation.

Vote: Yea: Thorn, McCoy, Fisher, Kinsley. Nay: None. Absent: Kruse.

Item 2 - 19/8162 Variance Appeal Application

Request by OMG Midwest, Inc. dba Hallett Materials for a setback Variance of 150 feet to reduce the mining setback limits from 200 feet to 50 feet adjacent to a residential / open space use. The subject property is located at 1022 NW 54th Avenue, Des Moines, Section 15 of Saylor Township.

Let the record show that Joe Pille, Environmental Coordinator for Hallett Materials, 1022 NW 54th Avenue, Des Moines, IA was present to represent the variance appeal application.

Let the record show that seventy-two (72) notices were mailed and one (1) was received in support and six (6) in opposition to the variance appeal application.

Brian McDonough gave the staff presentation and recommendation.

Let the record show that Miles Derrick, 953 & 1075 NW 54th Avenue, Des Moines, IA was present in support.

Let the record show that Gabe Bosma, 505 NW 51st Place, and Jerry Allen, 5125 NW 6th Drive, were present in support, but commented that better dust control from the operator is needed.

A motion was made by McCoy and seconded by Kinsley to **APPROVE** the Variance appeal application in accordance with staff's recommendation and condition of approval as outlined in the staff report.

Vote: Yea: Thorn, McCoy, Fisher, Kinsley. Nay: None. Absent: Kruse.

Item 3 - 19/8161 Conditional Use Permit Application

Request by OMG Midwest, Inc. dba Hallett Materials, with consent of property owners M.F. White Residuary Trust and Benskin, Inc., to amend an existing Conditional Use Permit to extend the current expiration date for a sand and gravel extraction operation. The subject property is located at 5309 NW 26th Street, Des Moines, Section 16 of Saylor Township.

Let the record show that Mike Totenhagen, Land Manager for Hallett Materials, 2401 SE Tones Drive, Ankeny, IA was present to represent the conditional use permit application.

Let the record show that seventy-two (72) notices were mailed and one (1) was received in support and six (6) in opposition to the variance appeal application.

Brian McDonough gave the staff presentation and recommendation.

A motion was made by McCoy and seconded by Fisher to **APPROVE** the Conditional Use Permit application in accordance with staff's recommendation and the conditions of approval as outlined in the staff report.

Vote: Yea: Thorn, McCoy, Fisher, Kinsley. Nay: None. Absent: Kruse.

G) Communications/Discussion Items – Bret Vandelune provided an update on current projects.

H) Adjournment

A motion was made by Thorn and seconded by McCoy to adjourn until the next regularly scheduled Board of Adjustment Meeting on September 16, 2019.

Vote: Yea: Thorn, McCoy, Fisher, Kinsley. Nay: None. Absent: Kruse.