

Agenda

Polk County Board of Adjustment

Monday, August 21, 2023 - 7:00 P.M.

Polk County Public Works Department, Planning & Development Division

5885 NE 14th 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/86960504333?pwd=dnBMcVdYVDVtSzdGa2t1WWtOVHpmQT09>

Meeting ID: 869 6050 4333

Password: 497673

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, June 20, 2023 meeting
- C) Opening Statement
- D) Unfinished Business: None
- E) Consent Items, Public Hearing – New Business:

Item 1 23/13056 Variance Appeal Application

Request by Christopher Madsen (property owner), represented by Scott Gardner with Essence Construction, for a Variance to allow for the construction of a proposed addition to the principal residence with side yard setbacks of six and a half (6 ½) feet and nine (9) feet, in lieu of the required ten (10) feet. The property is located at 4713 NW 48th Street, Des Moines, Section 18 of Webster Township, and is zoned “LDR” Low Density Residential District.

Item 2 23/13061 Variance Appeal Application

Request by Kelly and Suzanne O’Riley (property owners) for a Variance to allow for the construction of a detached accessory structure to be located in front of the principal residence, with a front yard setback of forty-five (45) feet in lieu of the setback distance of the residence, which is located approximately seventy-three (73) feet from the front property line. The property is located at 8227 NW 26th Street, Ankeny, Section 28 of Crocker Township, and is zoned “RR” Rural Residential District.

F) Action Items, Public Hearing – New Business:

Item 1 23/13039 Variance Appeal Application

Request by Ihle Fabrications, LLC (property owner), represented by Doug Bass, and being represented by Emily Harding with Civil Design Advantage, for a paving and curbing Variance. The requested Variance would allow certain drives to utilize a granular surface without curbs, and allow other drives and circulation areas without curbing. The subject property contains an existing commercial agricultural support business, which is proposing a new building addition and site improvements. The property is located at 4780 NW 158th Avenue, Polk City, Section 7 of Lincoln Township, and is zoned “AG” Agricultural District.

Item 2 23/13040 Variance Appeal Application

Request by Ihle Fabrications, LLC (property owner), represented by Doug Bass, and being represented by Emily Harding with Civil Design Advantage, for a landscaping Variance. The requested Variance would allow a full substitution of trees for all required shrubs within a street bufferyard. The subject property contains an existing commercial agricultural support business, which is proposing a new building addition and site improvements. The property is located at 4780 NW 158th Avenue, Polk City, Section 7 of Lincoln Township, and is zoned “AG” Agricultural District.

Item 3 23/13057 Conditional Use Permit Application

Request by Gwen Norland, Nils Norland, and BMD Properties LLC (property owners) for a Conditional Use Permit to allow Animal Services uses of a dog training facility and dog boarding on property located within the “AG” Agricultural District. The subject property is located at 13201 NW 58th Street, Polk City, Section 30 of Lincoln 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.