

POLK COUNTY BOARD OF ADJUSTMENT
MEETING MINUTES

The Polk County Board of Adjustment held a meeting on Tuesday, January 19, 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: Mike McCoy, Paul Kruse, Ron Fisher and Kay Frye. Absent: None. Present from the Polk County Public Works Department: Bret VandeLune, Planning and Development Manager;; Jennifer Ellison, Planner; Chris Meeks, Planner; and Ashley Davidson, Recording Secretary. Present from the County Attorney's office was Dominic Anania.

B) Election of 2021 Officers

1) It was moved by McCoy and seconded by Frye to elect Kruse as Chairperson.

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

2) It was moved by McCoy and seconded by Frye to elect McCoy as Vice Chairperson.

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

C) Acceptance of the Minutes of the Monday, November 16, 2020 Meeting.

It was moved by Kruse and seconded by McCoy, to **APPROVE** the minutes as presented.

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

D) Opening Statement – Vice Chairperson McCoy gave the opening statement.

E) Unfinished Business: None

F) Consent Public Hearing Items – New Business: None

G) Action Public Hearing Items – New Business:

Item 1 20/9771 Variance Appeal Application

Request by Bradley Johnson (Appellant), represented by Troy Deaton with Midwest Construction, for a Variance to reduce the required front yard setback for a principal dwelling from 75 feet to 61 feet and 47 feet along various points of the front property line to allow for an addition to the existing residence. The subject property is located at 8027 NW 63rd Court, Johnston, Section 25 of Jefferson Township.

Chris Meeks gave the staff presentation and recommendation.

Let the record show that Bradley Johnson of 8027 NW 63rd Ct, Johnston, IA 50131 and Troy Deaton with Midwest Construction (contractor) of 2021 SE 44th Ct, Grimes, IA 50111, were present to represent the Variance Appeal Application.

Let the record show that twenty-four (24) notices were mailed, with five (5) responses received in support, and one (1) response received in 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 McCoy and seconded by Kruse to **APPROVE** the Variance Appeal Application in accordance with staff's recommendation and conditions of approval.

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

Item 2 20/9772 Conditional Use Permit Application

Request by Lake Country Bible Chapel (Applicant/Prospective Buyer), represented by David Bentz with Bishop Engineering, for approval of a Conditional Use Permit to allow for the construction of a new approximately 9,000 square foot church. The subject property is legally described as the West Half (W ½) of the Northeast Quarter (NE ¼) of Section 31 in Jefferson Township.

Let the record show that twenty-five (25) notices were mailed, with one (1) response received in support, and four (4) responses received in opposition, of the Conditional Use Permit Application.

Let the record show that David Bentz with Bishop Engineering (Applicant's Representative), 3501 104th Street, Des Moines, IA 50322, was present to represent the Conditional Use Permit Application. Let the record show that Ethan Anderson, representing Lake Country Bible Chapel (Applicant/Prospective Buyer), 706 NE 55th Street, Ankeny, IA 50021, was also present to represent the Conditional Use Permit Application.

Jennifer Ellison gave the staff presentation and recommendation.

Let the record show that no one from the general public was present in support of the Conditional Use Permit Application.

Let the record show that Pat and Debra Miner, 12114 NW 135th Street, Madrid, IA 50156, were present in opposition of the Conditional Use Permit Application.

Let the record show that Julianna Young Renard, 12668 NW 128th Street, Madrid, IA 50156, was present in opposition of the Conditional Use Permit Application.

Let the record show that Jen Ugolini, 12111 NW 135th Street, Madrid, IA 50156, was present in opposition of the Conditional Use Permit Application.

Following discussion between Board Members, Staff and the Applicant, a motion was made by McCoy and seconded by Kruse to **APPROVE** the Conditional Use Permit Application in accordance with staff's recommendation and conditions of approval.

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

H) Communications/Discussion Items – None.

I) Zoning Administrator Report – None

J) Adjournment

A motion was made by Kruse and seconded by McCoy to adjourn until the next regularly scheduled Board of Adjustment Meeting on February 16, 2021.

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