

POLK COUNTY BOARD OF ADJUSTMENT

MEETING MINUTES

The Polk County Board of Adjustment held a meeting on Monday, July 15, 2024, at 7:00 P.M. in Conference Room A of the Polk County Public Works Department, Planning & Development Division, 5885 NE 14th Street, Des Moines, Iowa. A virtual attendance option was also provided per the instructions contained on the final meeting agenda.

Work Session (6:15pm -7:00pm):

During the work session Brian McDonough and Dominic Anania reviewed the powers and decision-making authority of the Board. Additionally, staff reviewed State Code, the Polk County Zoning Ordinance, as well as recent case law. Several Board Members asked and received answers on questions regarding their roles and responsibilities.

A) Roll Call - Members Present: Bindy Brown, Paul Kruse, Kurt Bailey, and Kay Frye. Absent: Mike McCoy. Present from the Polk County Public Works Department: Brian McDonough, Planning and Development Manager; Tommy Howard, Land Use Planning Coordinator; Johnathon Waskow, Planner; Justin Peterson, Planner; and Bella Caswell, Planning Intern. Present from the County Attorney’s Office was Dominic Anania.

B) Acceptance of the Minutes of the Monday, June 17, 2024 Meeting.

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

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

C) Opening Statement – Chairperson Frye gave the opening statement.

D) Unfinished Business: None.

E) Consent Public Hearing Items – None.

F) Action Public Hearing Items – New Business:

Item 1 24/ 14941 Variance Appeal Application

Request by Eric and Jenny Quiner (property owner) for a Variance to allow a proposed home addition to the principal dwelling to be located 1.86 feet from the side property line, in lieu of the required 10 feet. The subject property is located at 4840 NE Piekenbrock Drive, Des Moines, within Section 18 of Webster Township and is zoned “LDR” Low Density Residential District.

Johnathon Waskow gave the staff presentation and recommendation.

Let the record show that sixteen (16) notices were mailed, with zero (0) responses received in support and one (1) response received in opposition of the request.

Let the record show that Eric Quiner, 4840 NE Piekenbrock Drive, Des Moines, Iowa, 50310 was present to represent the request.

Let the record show that no one was present in support of the item.

Let the record show that no one was present in opposition of the item.

A motion was made by Kruse and seconded by Brown to approve Docket #24/14941 in accordance with the staff report and recommendation.

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

Item 2 24/ 15011 Variance Appeal Application

Request by Wade Twedt (property owner), for a Variance to allow a proposed accessory building to be constructed 8 feet higher than the maximum of 24 feet that is allowed. The subject property is located at 14429 NE White Oak Drive, Elkhart, within Section 16 of Elkhart Township and zoned "ER" Estate Residential District.

Bella Caswell gave the staff presentation and recommendation.

Let the record show that six (6) notices were mailed, with three (3) responses received in support and zero (0) responses in opposition of the request.

Let the record show that Wade Twedt, 14429 NE White Oak Drive, Elkhart, Iowa, 50073 was present to represent the request.

Let the record show that no one was present in support of the item.

Let the record show that no one was present in opposition of the item.

A motion was made by Brown and seconded by Frye to approve Docket #24/15011 in accordance with the staff report and recommendation.

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

G) Communications/Discussion Items: None.

H) Zoning Administrator Report:

Brian McDonough, Planning and Development Manager, thanked the Board of Adjustment members for attending the earlier work session.

I) Adjournment – Chairperson Frye adjourned the meeting