

POLK COUNTY BOARD OF ADJUSTMENT

MEETING MINUTES

The Polk County Board of Adjustment held a meeting on Monday, June 21, 2021, 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.

A) Roll Call - Members Present: Paul Kruse, Mike McCoy, Ron Fisher and Kay Frye. Absent: None. Present from the Polk County Public Works Department: Bret Vand Lune, Planning and Development Manager; Brian McDonough, Land Use Planning Coordinator; Jennifer Ellison, Planner; and Ashley Davidson, Recording Secretary. Present from the County Attorney's office was Dominic Anania. Ron Fisher was participating electronically via telephone. Dominic Anania asked Ron Fisher if there were circumstances making it impossible or impractical for him to attend the meeting in person. Fisher answered yes.

B) Acceptance of the Minutes of the Monday, May 17, 2021 Meeting.

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

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

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

D) Unfinished Business: None

E) Consent Public Hearing Items – New Business:

Item 1 21/10391 Variance Appeal Application

Request by John and Jeanne Loghry (Property Owners) for a front yard setback Variance for an existing deck. The subject property is located at 5555 NW 4th Court, Des Moines, Section 10 of Saylor Township.

Item 2 21/10392 Variance Appeal Application

Request by Des Moines Steel Fence Company, represented by Bart Turk of Civil Engineering Consultants, Inc., for a variance to allow a commercial accessory storage structure to be accessed by a gravel driveway in lieu of the required curbed and paved access drive. The subject property is located at 2045 NE 46th Avenue, Des Moines, Section 24, Saylor Township.

It was moved by McCoy and seconded by Kruse to **APPROVE** the Consent Agenda Public Hearing items, including Item 1 – 21/10391 and Item 2 – 21/10392, in accordance with staff's recommendations.

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

F) Action Public Hearing Items – New Business:

Items 1 & 2 21/10385 - 21/10386 Variance Appeal Applications

Request by Cory Schares (Property Owner), the subject property of 10367 NW Beaver Dr, Johnston, Section 10 of Jefferson Township for the following Variance Appeals:

21/10385 –Variance to allow an accessory building placement to meet a setback of 30-feet in front of the principal building at a front yard setback that is less than 100-feet.

21/10386 –Variance to increase the maximum building coverage approximately 0.8% (from 15% to approximately 15.8%).

Jennifer Ellison gave the staff presentation and recommendation.

Let the record show that Cory Schares of 10367 NW Beaver Drive, Johnston, IA 50131, was present to represent the Variance Appeals.

Let the record show that eleven (11) notices were mailed, with zero (0) responses received in opposition, and four (4) responses 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 McCoy and seconded by Kruse to waive the staff presentation and **APPROVE** Docket #21/10385 and Docket #21/10386 in accordance with staff's recommendation.

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

Item 3 21/10389 Conditional Use Permit Application

Request by 6450, LLC (Property Owner), represented by Bret Nehring, being represented by Eric Cannon with Snyder & Associates, for a Conditional Use Permit to allow for redevelopment of the subject property with certain Light Industry uses. The subject property is located at 4475 NE 3rd Street, Des Moines, Section 23 of Saylor Township.

Brian McDonough gave the staff presentation and recommendation.

Let the record show that Eric Cannon of 2727 SW Snyder Blvd, Ankeny, IA 50023, was present to represent the Conditional Use Permit Application.

Let the record show that seventy-eight (78) notices were mailed, with one (1) response received in support and zero (0) responses received in opposition of the Conditional Use Permit Application.

Let the record show that no one was in attendance to speak in opposition of the Conditional Use Permit Application.

Let the record show that Ron Hanson of 440 NE 43rd Ave, Des Moines, IA 50313 was present to ask clarification on the future use of the property.

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

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

G) Communications/Discussion Items – Bret VandeLune stated that Polk County Public Works is working on updating the technology for upcoming meetings for an easier transition back to in person meetings. He also spoke about the progress of the 2050 Comprehensive Plan. Bret VandeLune introduced Seth Cloe as Polk County Planning and Development intern through August 2021.

H) Zoning Administrator Report – None.

I) Adjournment

A motion was made by Frye and seconded by McCoy to adjourn until the next regularly scheduled Board of Adjustment Meeting on July 19, 2021.

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