

Agenda

Polk County Board of Adjustment

Monday, October 21, 2024 - 7:00 P.M.

Polk County Public Works Department, Planning & Development Division

5885 NE 14th Street, Des Moines, IA 50313

- A) Roll Call - Michael McCoy, Paul Kruse, Kay Frye, Belinda Brown and Kurt Bailey
- B) Acceptance of the Minutes from the Monday, September 16, 2024 meeting
- C) Opening Statement
- D) Unfinished Business:

Item 1 24/15439 Conditional Use Permit Application

Public Hearing continued from the September 16, 2024 meeting

Request by John Lawson of COPART (applicant), represented by Seth Sunderman with Bishop Engineering for a Conditional Use Permit to allow for a disposal (vehicle salvage) use on a property located in the "HI" Heavy Industrial District. The subject site consists of two properties addressed as 2688 NE Broadway Ave and 4610 NE 27th Ct, Des Moines, within Section 18 of Delaware Township.

- E) Consent Items, Public Hearing – New Business: None
- F) Action Items, Public Hearing – New Business:

Item 1 24/15622 Conditional Use Permit Application

Request by Casey Scheidel of Iowa Sports Turf (property owners), represented by Eric Cannon with Snyder & Associates Inc., to amend an existing Conditional Use Permit to include the Light Industry use of Lawn and Garden Services and Ornamental Shrub and Tree Services on property located in the "MU" Mixed Use District. The subject property is located at 742 NE 47th Place, Des Moines, within Section 14 of Saylor Township.

Item 2 24/15631 Conditional Use Permit Application

Request by Mainline Construction, Inc. (contract property buyers) for approval of a Conditional Use Permit for select Light Industry and Moderate Industry uses. The subject property is located at 773 NE 47TH PL, and is legally described as the Northern 341 Feet of Lot G & All of Lots 27 & 28 of Freehold. The subject property is 1.51 acres (65,778 square feet) in size and is zoned "MU" Mixed Use District.

Item 3 24/15646 Variance Appeal Application

Request by Dora Gray (property owner) for a variance to allow for a proposed detached accessory structure to be constructed 57 feet closer to the street than the principal structure providing a setback of approximately 35 feet from the front (east) property line, where the existing residence is currently set back 92 feet. The subject property is located at 12142 NE 68th Street, Bondurant within Section 36 of Elkhart Township and is zoned "ER" Estate Residential District.

- G) Communications/Discussion Items
- H) Zoning Administrator Report
- I) Adjournment

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