

CITY1645.DSS

Vice Chairperson Cunningham called to order the September 7, 2016, regularly scheduled meeting of the Board of Adjustment at 5:30 p.m. in the City Council Chambers, West Des Moines City Hall, located at 4200 Mills Civic Parkway, in West Des Moines, Iowa.

Roll Call: Christiansen, Cunningham, Pfannkuch ..... Present  
Blaser, Celsi ..... Absent

**Item 1 – Consent Agenda**

**Item 1a – Minutes of July 27, 2016**

Acting Chairperson Cunningham indicated that there was not a quorum of those members present at the July 27, 2106 meeting; thus, unable to take action, this item was deferred to the next Board meeting.

**Item 2 – Old Business**

There were no Old Business items reported.

**Item 3 – Public Hearings**

**Item 3a – Lutheran Church of Hope Classroom Nursery Addition, 925 Jordan Creek Parkway – Construct a two-story 1,900 sq. ft. addition to existing building – Lutheran Church of Hope – PC-003172-2016**

Acting Chairperson Cunningham opened the public hearing and asked the Recording Secretary to state when the public hearing notice was published. The Recording Secretary indicated that the notice was published on August 26, 2016, in the Des Moines Register.

Acting Chairperson Cunningham then asked for a motion to accept and make a part of the record all testimony and all other documents received at this public hearing.

Moved by Board Member Phannkuch, seconded by Board Member Christiansen, the Board of Adjustment accepts and makes a part of the record all testimony and documents received at this public hearing.

Vote: Christiansen, Cunningham, Pfannkuch ..... Yes  
Blaser, Celsi ..... Absent

Motion carried.

Ed Arp, Civil Engineering Consultants, 2400 86<sup>th</sup> Street, Urbandale, representing the Lutheran Church of Hope, stated that it was required of all churches to obtain a Permitted Conditional Use Permit when expanding. Mr. Arp displayed a map of the Lutheran Church of Hope campus at Jordan Creek Parkway and Ashworth and pointed out the area where an addition is being proposed. Elevations were also provided depicting a two-story addition off an existing wing. Materials used for the addition will match the existing brick and building design. Mr. Arp continued that the purpose of the addition is to provide additional nursery space on the upper floor while the lower floor will be used for classrooms. The floor plan was provided indicating a 931 sf footprint.

Mr. Arp expressed agreement with staff recommendations.

Board Member Christiansen asked if this addition was part of a master planned architecture for the church. Mr. Arp responded that this area had always been reserved for an addition, but it was never known exactly what was being planned, but there is a need for additional nursery space now.

Board Member Christiansen commented that this request was not then driven by membership or a need for more parking. Mr. Arp responded that additional assembly space was not being added, but approval would allow the current nursery space to become more useful.

Jay Taylor, 745 71<sup>st</sup> Street, West Des Moines, indicated he was part of the coalition of neighbors with the last expansion when the church had wanted to connect their parking lot to 71<sup>st</sup> Street. He wanted to verify that there were no plans to connect the parking lot to the cul-de-sac which would open up the parking lot to a residential street. Acting Chair Cunningham stated that a parking lot expansion was not part of this proposal. Mr. Taylor said that with this assurance, he had no further objections.

Acting Chairperson Cunningham declared the public hearing closed and asked for staff’s presentation.

Planner Portz added that both parking and open space City Code requirements are still being met with the proposed addition.

Acting Chairperson Cunningham commented that the church was being asked to sign a storm water facility maintenance agreement and that the property needed to comply with the fats, oil, and grease (FOG) ordinance. Mr. Portz replied that anytime an applicant spends over \$50,000 in construction costs and offers food services, checks are completed to determine if all requirements were being met and if any additions or upgrades would be needed. When the church was built, these requirements were not in place. As the FOG administrators, the Water Reclamation Authority is currently reviewing these requirements.

Board Member Christiansen asked staff about the cul-de-sac and what would be the process in the event it were to be connected. Planner Portz replied that it would be part of a site plan review depending on the specific proposal. Director Twedt provided that in 2006, this issue came up and residents requested that the cul-de-sac not be connected. If traffic problems surface at the Ashworth Road or Jordan Creek Parkway location, there would be an evaluation to make a determination of need. There would be a public process and property owners would be noticed of any action to be taken. Director Twedt continued that this notification would be conducted by the Engineering Division.

Acting Chairperson Cunningham then asked for any other questions or comments from the Board, upon hearing none, asked for a motion and a second.

Moved by Board Member Christiansen, seconded by Board Member Phannkuch, the Board of Adjustment adopt a resolution for approval of the Permitted Conditional Use Permit to allow construction of a 2 story, 1,900 square foot nursery/classroom addition, subject to meeting all City Code requirements and the following:

1. A signed Storm Water Management Facility Maintenance Agreement shall be submitted to the City prior to any occupancy permit being issued for the new building addition; and,
2. The applicant shall complete any necessary upgrades to the site to be in compliance with the City’s FOG Ordinance prior to the issuance of any occupancy to the new addition. A Minor Modificiaton to a Site Plan development application will be required if underground utility work is necessary for the upgrade.

Vote: Christiansen, Cunningham, Pfannkuch.....Yes  
Blaser, Celsi.....Absent

Motion carried.

**Item 4 – New Business**

There were no New Business items presented.

**Item 5 – Staff Reports**

There were no staff reports.

**Item 6 – Adjournment**

Acting Chairperson Cunningham asked for a motion to adjourn the meeting.

Moved by Board Member Christiansen, seconded by Board Member Pfannkuch, the Board of Adjustment meeting adjourns.

Vote: Christiansen, Cunningham, Pfannkuch.....	Yes
Blaser, Celsi.....	Absent

Motion carried.

The meeting adjourned at 6:05 p.m.

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Thomas M. Cunningham, Vice Chairperson  
Board of Adjustment

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Kimberly Taylor, Recording Secretary