

BOARD OF ADJUSTMENT MEETING MINUTES

BOA_AF_05-15-2019

Acting Vice-Chair Pfannkuch called to order the May 15, 2019, regularly scheduled meeting of the Board of Adjustment at 5:45 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: Blaser, Christiansen, Pfannkuch, Stevens.....Present
Cunningham.....Absent

Item 1 – Consent Agenda

Item 1a – Minutes of March 6, 2019

Acting Vice-Chair Pfannkuch asked for any questions or modifications to the meeting minutes of March 6, 2019.

Moved by Board Member Blaser, seconded by Board Member Christiansen, to approve the March 6, 2019 meeting minutes as presented.

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

Motion carried.

Item 2 – Old Business

There were no Old Business items reported.

Item 3 – Public Hearings

Item 3a – Petco Veterinary Hospital, 6805 Mills Civic Parkway, Ste. 140 – Land use review to allow Veterinary services for animal specialties, no outside runs (SIC:0742) – Brookfield Properties Retail – PC-004286-2019

Acting Vice-Chair Pfannkuch 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 April 30, 2019, in the Des Moines Register.

Moved by Board Member Christiansen, seconded by Board Member Blaser, the Board of Adjustment accepted and made a part of the record all testimony and documents received at this public hearing.

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

Motion carried.

Valerie Metzger, GPD Engineering and Architecture Professional Corporation, 520 S Main St, Suite 2531, Akron, OH presented their request to convert part of the existing store space at 6805 Mills Civic Pkwy Suite 140 for veterinary services.

Board Member Christiansen asked if the applicant agreed to all staff comments and conditions. Ms. Metzger affirmed that they do. She commented that she would be submitting revised drawings this week following a discussion with the commercial plan reviewer regarding the City’s requirements, including adding a pet clean-up station outside.

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Acting Vice-Chair Pfannkuch asked if anyone from the audience wished to speak. Seeing none, closed the public hearing and asked for Staff’s comments.

Brian Portz, Development Services Planner, added that the applicant has also submitted a minor modification application for façade changes and adding an extra entrance to the building. The maintenance plan is a requirement of the veterinary section of the Code.

Acting Vice-Chair Pfannkuch clarified that there will be no outside dog run. Ms. Metzger affirmed that there would not be.

Acting Vice-Chair Pfannkuch asked for continued discussion or a motion and a second for this item.

Moved by Board Member Blaser, seconded by Board Member Stevens, the Board of Adjustment adopted a resolution to approve the Permitted Conditional Use Permit.

Vote: Blaser, Christiansen, Pfannkuch, Stevens.....Yes
Cunningham.....Absent
Motion carried.

Item 3b – Vine Street Child Care, 2501 Vine Street – Land use review to allow Child Day Care Services (SIC: 8351) – Vine Street Child Care – PC-004296-2019

Acting Vice-Chair Pfannkuch 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 May 3, 2019, in the Des Moines Register.

Moved by Board Member Christiansen, seconded by Board Member Stevens, the Board of Adjustment accepted and made a part of the record all testimony and documents received at this public hearing.

Vote: Blaser, Christiansen, Cunningham, Pfannkuch, Stevens.....Yes
Motion carried.

Hollie Allen and Amanda Lechtenberg, Vine Street Child Care, 2520 Vine Street, West Des Moines presented their request to relocate their child care center across the street from their current location to the former Iowa Christian Academy building. They noted that in the eight years they’ve been in business, their client demand has increased to the point that they are turning clients away. They are moving across the street to expand their services.

Acting Vice-Chair Pfannkuch asked if anyone from the audience wished to speak. Seeing none, he closed the public hearing and asked for Staff’s comments.

Brian Portz, Development Services Planner, added that the City Code requires certain regulations for daycare centers including outdoor area setbacks from residential uses, which the proposal meets. The outdoor area meets size requirements of the city and of the State. He also said that the parking is adequate for the use, and that staff has no concerns about the proposed use.

Acting Vice-Chair Pfannkuch asked for continued discussion or a motion and a second for this item.

Moved by Board Member Christiansen, seconded by Board Member Stevens, the Board of Adjustment adopted a resolution to approve the Permitted Conditional Use Permit.

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Vote: Blaser, Christiansen, Pfannkuch, Stevens..... Yes
Cunningham.....Absent
Motion carried.

Item 4 – New Business

There were no New Business items presented.

Item 5 – Staff Reports

5a – Elections

Angie Pfannkuch was unanimously elected to be Board Chair for the coming year, and Michele Stevens was unanimously elected to be Vice-Chair.

5b – Update on the WDM Comp Plan project

Planner Alex Cahill presented an update of progress of the Comprehensive Plan update including statistics regarding the large volume of data gathered by the Comp Plan team from the community over the past 10 months. Next steps include data analysis, drafting and amending the Comp Plan and revisiting the community for additional feedback regarding the final proposals.

5c – Next BOA meeting scheduled for June 5, 2019

Item 6 – Adjournment

Acting Vice-Chair Pfannkuch adjourned the meeting at 6:16 p.m.

Angie Pfannkuch, Vice-Chair
Board of Adjustment

Jennifer Canaday, Recording Secretary