

BOARD OF ADJUSTMENT MEETING MINUTES

BOA_AF_09-19-2018

Chairperson Cunningham called to order the September 19, 2018, 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: Blaser, Celsi, Christiansen, Cunningham, Pfannkuch.....Present

Item 1 – Consent Agenda

Item 1a – Minutes of August 8, 2018

Moved by Board Member Celsi, seconded by Board Member Blaser, to approve the August 8, 2018 meeting minutes.

Vote: Blaser, Celsi, Cunningham, Pfannkuch.....Yes
Christiansen..... Abstained
Motion carried.

Item 2 – Old Business

There were no Old Business items reported.

Item 3 – Public Hearings

Item 3a – Hy-Vee Fast and Fresh Convenience Store with Gas, 425 S. Jordan Creek Parkway – Permitted Conditional Use Permit to operate a convenience store with gas – Hy-Vee, Inc. – PC-004008-2018

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 September 7, 2018, in the Des Moines Register.

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 Pfannkuch, 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, Celsi, Christiansen, Cunningham, Pfannkuch.....Yes
Motion carried.

John Brehm, Hy-Vee, 5820 Westown Pkwy, West Des Moines stated he was asking the Board to approve a conditional use permit for a convenience store, similar to others previously approved, and will present a site plan at a later date.

Chairperson Cunningham noted there are certain conditions of approval and asked if the applicant is in agreement. Mr. Brehm affirmed that they are.

Chairperson Cunningham then asked for any questions or comments from the audience. As there were none, Chairperson Cunningham closed the public hearing and asked for staff’s presentation.

BOARD OF ADJUSTMENT MEETING MINUTES

Brian Portz, Development Services Planner, provided a sketch showing the building located on the north side of the property, noting an existing Hy-Vee health market to the north and the location of fuel pumps on the south side of the property.

As there were no other questions or comments, Chairperson Cunningham asked for a motion and a second for this item.

Moved by Board Member Blaser, seconded by Board Member Christiansen, the Board of Adjustment adopt a resolution to approve the Permitted Conditional Use Permit, subject to meeting all City Code requirements and regulations.

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

Item 4 – New Business

There were no New Business items presented.

Item 5 – Staff Reports

5a – Staff Presentation of Comprehensive Plan Update

Karen Marren, Development Services Planner, provided a summary for the Board, introducing the update to the City Comprehensive Plan. She noted staff members involved in the process and detailed tools being used to gather input from the community from all sectors to help Council Plan for the direction of the city over the next 20 years. This Saturday, Illumifest will be the big kick-off. Information gathering will take place for 4-6 months, and a summary will be brought back to the Boards and Commission following that time.

Chair Cunningham questioned the timeline of the current and updated comp plan. Ms. Marren responded that the team hopes to have a draft plan approval in about a year. 2010 was the last plan adopted; typically these plans are updated every 5 years. This project is an update but aimed more at gaining resident input. This update will focus on the next 20 years with 5 year increments.

Chair Cunningham asked whether the focus would be new permitted uses, changing uses, or proposals to changing the zoning ordinance. Ms. Marren responded that the Comp plan will look at land use, Quality of Life and goals and policies the City should strive for.

Chair Cunningham asked how that would impact expanding existing roadways. Ms. Marren said some of the policies would provide indicators for those areas as well. She asked the Board to talk up the project and noted publicity would include posters in business windows, inserts in water bills, social media and other venues.

Vice Chair Celsi questioned whether the team was using paid social media, and noted that it reaches a much wider population at a very inexpensive cost. She also encouraged exploring alternate ways to reach those citizens such as apartment tenants who would not receive water bills. Ms. Marren thanked her for the feedback.

Item 6 – Adjournment

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.

BOARD OF ADJUSTMENT MEETING MINUTES

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

The meeting adjourned at 5:51 p.m.

Thomas M. Cunningham, Chairperson
Board of Adjustment

Recording Secretary