

BOARD OF ADJUSTMENT MEETING MINUTES

BOA_AF_10-17-2018

Chairperson Celsi called to order the October 17, 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, Pfannkuch.....Present
Cunningham.....Absent

Item 1 – Consent Agenda

Item 1a – Minutes of October 3, 2018.

Moved by Board Member Blaser; seconded by Board Member Pfannkuch, to approve the October 3, 2018 meeting minutes.

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

Motion carried.

Item 2 – Old Business

There were no Old Business items reported.

Item 3 – Public Hearings

Item 3a –Event Center West and Your Private Bar Event Centers, 1701 25th Street – Permitted Conditional Use Permit to operate 7,020 sq. ft. Event Center West and a 2,615 sq. ft. Your Private Bar event venue – Margulies Property Management – PC-004068-2018

Chairperson Celsi 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 October 5, 2018, in the Des Moines Register.

Chairperson Celsi 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 Christiansen, seconded by Board Member Pfannkuch, 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, Pfannkuch.....Yes
Cunningham.....Absent

Motion carried.

Pat Burke, 6701 Westown Parkway, West Des Moines spoke on behalf of Margulies Property Management. He clarified they are requesting a Permitted Conditional Use Permit for Your Private Bar Event to run as an event center. He stated it will be a private bar with tables where you can sit down, noting the owner, Amber Cooper, of Your Private Bar currently holds the liquor license for the entire facility. Weddings, showers and business events will be held there.

BOARD OF ADJUSTMENT MEETING MINUTES

Chairperson Celsi then asked for any questions or comments from the audience.

Kara Tragessor, Development Services Planner, stated findings have been met and that Staff recommended approval with two conditions.

Board member Christiansen asked the applicant if they were in agreement with the two conditions.

Board member Pfannkuch asked Staff if the waiver for 10 stalls instead of 29 was based on net square footage and not gross square footage.

Kara Tragessor responded that was correct, noting the City has used net square footage for other projects within the City.

If no other questions or comments, Chairperson Celsi closed the public hearing and asked for a motion and a second for this item.

Moved by Board Member Christiansen, seconded by Board Member Blaser, the Board of Adjustment adopted a resolution to approve the Permitted Conditional Use Permit for the purpose of confirming the operation of a 7,020 square foot event venue and an expansion of the event venue use by 2,615 square feet at 1701 25th Street subject to meeting all City Code requirements, regulations, and the following:

1. The City Council agrees to waive 10 required parking spaces based upon a calculation of the net square footage (8,704 sq. ft.) of the event venue uses, prior to the extension of the event space use.
2. The recommendations generated from the required traffic study are addressed to the City’s satisfaction, prior to the expansion of event venue use.

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

Motion carried.

Item 4 – New Business

There were no New Business items presented.

Item 5 – Staff Reports

There were no Staff Reports. At this time there are no items

Item 6 – Adjournment

Chairperson Celsi asked for a motion to adjourn the meeting.

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

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

Motion carried.

BOARD OF ADJUSTMENT MEETING MINUTES

The meeting adjourned at 5:38 p.m.

Claire Celsi, Vice Chairperson
Board of Adjustment

Recording Secretary