

BOARD OF ADJUSTMENT MEETING MINUTES

BOA_AF_11-20-2019

Chairperson Pfannkuch called to order the November 20, 2019, regularly scheduled meeting of the Board of Adjustment at 5:30 p.m. in the Large Conference Room, West Des Moines Law Enforcement Center, located at 250 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 November 6, 2019

Chairperson Pfannkuch asked for any questions or modifications to the meeting minutes of November 6, 2019.

Moved by Board Member Blaser, seconded by Board Member Stevens, the November 6, 2019 meeting minutes were approved as presented.

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

Item 2 – Old Business

There were no Old Business items reported.

Item 3 – Public Hearings

Item 3a – Kindercare Learning Center, 865 S 51st Street – Permitted Conditional Use Permit to Operate a Child Care Facility – EIG14T Development – PC-004525-2019

Chairperson Pfannkuch opened the public hearing and asked the Recording Secretary to state when the public hearing notice was published. The Recording Secretary stated that the notice was published on November 16, 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.

Samantha Coponen, EIG14T Development, 3221 W Big Beaver Rd, Ste 111, Troy, MI

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presented the request for a permitted conditional use permit, noting on a preliminary sketch the location, and site plan components. Ms. Coponen pointed out the drive aisles, detention area, location of playground equipment, dumpster, and additional parking.

She also presented an elevation drawing, summarizing how the building will match the neighborhood. Ms. Coponen informed that Kindercare has been working with staff to make sure the landscaping and parking fit our ordinance requirements.

Engineer Ryan Anderson, ISG Engineering, 7900 International Dr #550, Bloomington, MN, was also present for questioning.

Chairperson Pfannkuch asked for any other questions or comments from the audience and upon hearing none, declared the public hearing item closed.

Kara Tragesser, Development Services Planner, stated that a traffic study had been performed, and that based on previous studies in this area, this particular use will decrease anticipated traffic to this area. She pointed out the driveway which is providing two means of egress and access points, noting that there is shared drive with Sleep Inn which will help if traffic gets backed up. There are no conditions of approval, the site plan is in for review, and Staff recommend approval.

Chairperson Pfannkuch asked for continued discussion or a motion and a second for this item.

Moved by Board Member Blaser, seconded by Board Member Christiansen, the Board of Adjustment adopted a resolution to approve the Permitted Conditional Use Permit to operate a child care facility at 865 S 51st Street.

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

Item 4 – New Business

There were no New Business items.

Item 5 – Staff Reports

- a. Review of 2020 Meeting Calendar

Development Coordinator Schemmel presented the proposed 2020 Meeting schedule, asking if the Board Members had any conflicts. There were none. Ms. Schemmel informed the committee that the City would like to reinstitute training once a year for all Boards and Commissions, and asked if the Board would prefer training to follow a regularly scheduled Board meeting, or if training should be scheduled separately. Board members stated that meeting in the morning or prior to a Board meeting would be preferable to meeting following a meeting.

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Board Member Blaser questioned the length of the training. Ms. Schemmel responded that it would take 30 – 45 minutes.

At this time, there are no agenda items scheduled for the next two meetings in December.

Item 6 – Adjournment

Chairperson Pfannkuch asked for a motion to adjourn the meeting.

Moved by Board Member Stevens, seconded by Board Member Christiansen, the Board of Adjustment meeting adjourned at 5:40 PM.

Angie Pfannkuch, Chairperson

Recording Secretary