

BOARD OF ADJUSTMENT MEETING MINUTES

BOA_AF_09-16-2020

Vice Chair Stevens called to order the September 16, 2020, regularly scheduled meeting of the Board of Adjustment at 5:32 p.m. as an electronic zoom meeting with residents also able to attend in City Council Chambers, located at 4200 Mills Civic Parkway, in West Des Moines, Iowa.

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

Item 1 – Consent Agenda

Item 1a – Minutes of August 19, 2020

Vice Chair Stevens noted that there was not a quorum present from the August 19, 2020 meeting, therefore approval of those minutes would be deferred to the next meeting.

Item 1b – Minutes of September 2, 2020

Vice Chair Stevens asked for any questions or modifications to the meeting minutes of September 2, 2020.

Moved by Board Member Blaser, seconded by Board Member Christiansen, the September 2, 2020 meeting minutes were approved as presented.

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

Motion Carried

Item 2 – Old Business

There were no Old Business items.

Item 3 – Public Hearings

Item 3a – Canine Country Club Expansion, 2150 Delavan Drive – Expansion of the existing doggie daycare and boarding use – Next Phase Development LLC – PC-004817-2020

Vice Chair Stevens 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 August 28, 2020 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.

BOARD OF ADJUSTMENT MEETING MINUTES

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

Motion Carried

Karissa Schreurs, Canine Country Club, 2150 Delavan Dr, #1, West Des Moines summarized her application, stating her business is expanding into two adjacent suites, and will provide doggie daycare and overnight boarding for dogs. Ms. Schreurs explained a drawing showing areas of various uses for her business in the space she is leasing. She asked if the Board Members had any questions, and later asked if they would like additional explanation of the outdoor uses. Board Members Blaser and Christiansen responded that they had no questions. Vice Chair Stevens noted that the Board had received a report which explained the outdoor use and did not require further explanation.

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

Brian Portz, Development Services Planner, noted that the applicant was working with the Building Department to meet code requirements for mitigating sound and noise in the expanded suites relative to adjacent tenants. He concluded that Staff had no issues and recommend approval.

Vice Chair Stevens 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 conditional use permit.

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

Motion Carried

Item 4 – New Business

There were no New Business items.

Item 5 – Staff Reports

Item 6 – Adjournment

Vice Chair Stevens asked for a motion to adjourn the meeting.

Moved by Board Member Blaser, seconded by Board Member Christiansen, the Board of Adjustment meeting adjourned at 5:45 PM.

Michele Stevens, Vice Chairperson

Jennifer Canaday, Recording Secretary