

CITY1367.DSS

Vice Chairperson Blaser called the regular Board of Adjustment meeting of June 17, 2015, to order at 5:30 p.m. in the Council Chambers of West Des Moines City Hall, located at 4200 Mills Civic Parkway, in West Des Moines, Iowa.

Roll Call: Blaser, Cunningham, Stewart.....Present
Celsi, Christiansen..... Absent

Item 1 – Consent Agenda

Item 1a – Minutes of June 3, 2015

Vice Chairperson Blaser asked for any comments or questions regarding the meeting minutes from the June 3, 2015 meeting. Hearing none, asked for a motion to approve the meeting minutes as presented.

Moved by Board member Cunningham, seconded by Board member Stewart, the minutes of the June 3, 2015, meeting are approved as presented.

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

Motion carried.

Item 2 – Old Business

There were no Old Business items reported.

Item 3 – Public Hearings

Item 3a – West Glen Town Center Plat 2, Lot 7, 5585 Mills Civic Parkway – Approval of drive-thru in conjunction with construction of a multi-tenant commercial building – MRES West Glen Holdings, LP – PC-002668-2015

Vice Chairperson Blaser 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 June 5, 2015, in the Community Section of the Des Moines Register.

Vice Chairperson Blaser 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 Stewart, seconded by Board member Cunningham, the Board of Adjustment accepts and makes a part of the record all testimony and documents received at this public hearing.

Vote: Stewart, Cunningham, Blaser.....Yes
Christiansen..... Absent

Motion carried.

Doug Mandernach, Civil Design Advantage, 3405 SE Crossroads Drive, Grimes, highlighted the project noting that the applicant is requesting approval of a Permitted Conditional Use Permit for a drive-thru at 5585 Mills Civic Parkway. This building is located next to a bank that already has a drive-thru. Eleven (11) stalls

for stacking distance is shown and if the queuing comes out further past the stacking distance they would still be within their property lines. The bank is located to the west of this building and the hotel to the east.

Board member Cunningham inquired what the purpose was of the proposed drive-thru.

Mr. Mandernach responded that a couple of different tenants have indicated interest in the property but nothing has been confirmed.

Board Member Stewart asked if the potential tenant would be a restaurant and Mr. Mandernach replied that it would not be a restaurant.

Lynne Twedt, Development Services Director, added that the drive-thru component meets the queuing requirements for a restaurant or a coffee shop.

Vice Chairperson Blaser asked for any other questions or comments from the audience and upon hearing none, closed the public hearing.

Todd Wiskus, Simonson & Associates, 1717 Ingersoll, Des Moines, provided colored elevations of the proposed building and noted that in the future it was set up for four (4) tenants but are currently looking at three (3) tenants as they have a restaurant user for the two (2) bays with the large patio on the east side. There is space for two (2) additional tenants. The developer hopes to have a coffee shop user for the west tenant with the drive-thru but nothing has been finalized. They would like the ability to have the drive-thru and are not ruling out in the future the possibility of closing it off and modifying it to a patio, if desirable for a tenant. They have been working with staff diligently on incorporating details on the east side patio of the building.

Board member Celsi arrived at 5:39 p.m.

Vice Chairperson Blaser inquired if the applicant was in agreement with the condition of approval regarding the storm water management plan. Mr. Wiskus replied affirmatively.

Board member Celsi indicated that she would abstain from voting on this item as she was not able to hear the testimony from the applicant.

Moved by Board member Stewart, seconded by Board member Cunningham, the Board of Adjustment adopts a resolution to approve the Permitted Conditional Use Permit to allow the construction of a drive-thru in conjunction with the construction of an 8,800 sq. ft. multi-tenant building at 5585 Mills Civic Parkway, subject to meeting all City Code requirements and regulations and the following:

1. Providing an executed Storm Water Facility Maintenance Agreement, prior to issuance of a building permit.

Vote: Stewart, Cunningham, Blaser..... Yes
 Celsi..... Abstain
 Christiansen..... Absent

Motion carried.

Item 4 – New Business

There were no New Business items presented.

Item 5 – Staff Reports

The Recording Secretary noted that at this time there are no items scheduled for the next Board meeting of July 1st and that she would keep everyone posted as to the status of that meeting.

Item 6 – Adjournment

Vice Chairperson Blaser asked for a motion to adjourn the meeting.

Moved by Board member Cunningham, seconded by Board member Stewart, the Board of Adjustment meeting adjourns.

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

Motion carried.

The meeting adjourned at 5:40 p.m.

Michael Blaser, Vice Chairperson
Board of Adjustment

Michelle Riesenberg, Recording Secretary