

CITY1678.DSS

Chairperson Christiansen called to order the November 2, 2016, 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 October 19, 2016

Moved by Board Member Cunningham, seconded by Board Member Celsi, to approve the October 19, 2016 meeting minutes.

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

Motion carried.

Item 2 – Old Business

There were no Old Business items reported.

Item 3 – Public Hearings

Item 3a –

- a. Reed Warehouse, 1611 Fuller Road – Approval of a 10 foot variance of the required 50 feet side and front yard setbacks to allow construction of a warehouse – Kendell Reed - VAR-003248-2016
 - 1. Resolution – Approval of Variance Request

Chairperson Christiansen 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 21, 2016, in the Des Moines Register.

Chairperson Christiansen 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 Christiansen, the Board of Adjustment accepts and makes a part of the record all testimony and documents received at this public hearing.

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

Pat Shepard, Civil Engineering Consultants, 2400 86th Street Urbandale, IA, on behalf of Kendall Reed, owner and applicant of this request, stated Mr. Reed would like to construct a 6000 sf warehouse on 1.2 acre property at the intersection of 16th and Fuller Rd. The site is Business Park zoning, which requires a 50’ setback on all 3 sides of the triangular lot. Mr. Shepard explained the 50’ setback imposes quite a restriction and doesn’t leave a lot of room for a building; there is a large sanitary sewer easement on the north side of the lot and a water main along the west side of the lot. Mr. Reed is asking for a variance from the 50’ setback to a 40’ setback.

Mr. Shepard pointed out the building on a site plan that showed the 40’ requested variance along the street and the north side. The 50’ setback would be maintained on the west, where there is also a 30’ buffer for residential. Mr. Shepard noted the building would be about 150 ft. to the nearest residence. Mr. Shepard stated moving the setbacks would allow the necessary space for 2 points of access and a loop around the building, as requested by the fire department.

Board Member Cunningham inquired what the warehouse would be used for and Mr. Shepard responded it would be used to store a private car collection, a wash bay and an area for minor maintenance on vehicles.

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

Planner Tragesser presented the staff report supporting the adjustments to the variances. She explained a site plan on this site previously, received similar variances from the north and a 20’ variance from Fuller Road, however that development never happened. Ms. Tragesser stated staff is requesting the variance be granted due to the easements that are in place, the buffer and the loop road.

Board Member Celsi asked if any special events would be held at this location. Ms. Tragesser explained they have not applied for any events and temporary use permits would have to be applied for.

Chairperson Christiansen inquired if the notices that were sent included the residential area located near the site to which Ms. Tragesser responded affirmatively.

Moved by Board Member Christiansen, seconded by Board Member Celsi, the Board of Adjustment adopt a resolution for approval of 10’ variances of the required 50’ front (south) and side (north) yard setbacks, subject to meeting all City Code.

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

Item 4 – New Business

There were no New Business items presented.

Item 5 – Staff Reports

There were no Staff Reports

Item 6 – Adjournment

Chairperson Christiansen asked for a motion to adjourn the meeting.

Moved by Board Member Cunningham, seconded by Board Member Celsi, the Board of Adjustment meeting adjourns.

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

BOARD OF ADJUSTMENT MEETING MINUTES

November 2, 2016

The meeting adjourned at 5:40 p.m.

Erik P. Christiansen, Chairperson
Board of Adjustment

Juanita Greer, Recording Secretary