

CITY1750.DSS

Chairperson Blaser called to order the March 8, 2017, 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 January 25, 2017

Moved by Board Member Cunningham; seconded by Board Member Celsi, to approve the February 22, 2017 meeting minutes.

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

Item 2 – Old Business

There were no Old Business items reported.

Item 3 – Public Hearings

Item 3a – Vine Street Daycare Addition, 2520 Vine Street – Allow for a building addition to expand daycare – MaHo Enterprises LLC – PC-003331-2017(Deferred from 2/22/17 meeting)

Chairperson Blaser stated that the applicant has requested deferral of this item to the April 5, 2017 Board of Adjustment meeting to allow additional time to work through site issues.

Chairperson Blaser asked for a motion to defer this item to the April 5, 2017 meeting.

Moved by Board Member Pfannkuch, seconded by Board Member Christiansen, the Board of Adjustment defer Item 3a, the Vine Street Daycare Addition, to the April 5, 2017 Board of Adjustment meeting.

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

Item 3b – Grand Avenue Veterinary Hospital, 312 Grand Avenue – Permitted Conditional Use Permit to allow veterinary services for animal specialties, no outside runs (SIC: 0742) – Charles I. Colby and Ruth Colby Trust – PC-003376-2017

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 February 20, 2017, in the Des Moines Register.

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 Cunningham, 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.

Suzanne Robinson, Grand Avenue Veterinary Hospital, 108 Grand Avenue, stated that the City of West Des Moines purchased the building where they are currently located for a flood/storm water control project. The Veterinary Hospital would like to relocate to 312 Grand Avenue. She addressed possible concerns regarding dog walking, stating they will not be boarding at the new facility because there are no adequate areas to walk dogs. Ms. Robinson added she has permission from a nearby business owner to allow them to use their grass if the need were to arise. Ms. Robinson addressed concerns about overnight noise stating that it would not be a problem, the Veterinary Hospital will occasionally hospitalize patients overnight for surgery or sickness, but there will be no overnight boarding.

Board Member Christiansen asked if she had reviewed staff recommendations and conditions and was in agreement. Ms. Robinson stated she was absolutely in agreement with staff recommendations. All animals would be supervised and double leashed when taken outside.

Linda Schemmel, Development Coordinator, noted the applicant has provided the information regarding waste management; however, they need to create and submit a waste management plan before any building permits will be issued in case of any complaints.

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

Planner Portz had nothing to add.

If no other questions or comments, Chair Blaser asked for a motion and a second for this item.

Moved by Board Member Celsi seconded by Board Member Pfannkuch, the Board of Adjustment adopt a resolution to approve the Permitted Conditional Use Permit to allow veterinary services for animal specialties, with no outside runs (SIC: 0742), subject to meeting all City Code requirements, regulations, and the following:

1. The applicant limiting outside activities to only that necessary for walks and to eliminate as necessary and agreeing that no animals shall be outside unsupervised nor shall any animal be allowed to eliminate on the east side of the building.
2. The applicant provide a maintenance schedule for cleaning and removal of animal waste prior to issuance of a building permit.

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 was one staff report in response to citizen comments on the Foundry Beer Hall from February 22, 2017 meeting.

Item 6 – Adjournment

Chairperson Blaser asked for a motion to adjourn the meeting.

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

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

The meeting adjourned at 5:39 p.m.

Michael R. Blaser, Chairperson
Board of Adjustment

Juanita Greer, Recording Secretary