

CITY1755.DSS

Chairperson Blaser called to order the March 22, 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 March 8, 2017

Moved by Board Member Celsi; seconded by Board Member Cunningham, to approve the March 8, 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 – VINO 209 – 209 5th Street and 209 ½ 5th Street – Approval of a Permitted Conditional Use Permit for a Drinking Place and to permit existing legal non-conforming upper floor residential – Kelly Sharp – PC-003387-2017

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 March 3, 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 Celsi, 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, Christiansen, Celsi, Cunningham, Pfannkuch.....Yes
Motion carried.

Kelly Sharp, Envision Homes of Iowa, 211 5th Street, West Des Moines, stated that the applicant was requesting approval to remodel an existing space to create a new wine café that would serve wine, craft beer, coffee, pastries, salads, sandwiches, and desserts. Ms. Sharp continued that the café would be a nice addition to Valley Junction, as well as a draw for the community and out-of-town visitors.

Board Member Christiansen inquired as to the hours of operation. Ms. Sharp stated that the café would be open from 8 am to 10 pm daily.

Board Member Celsi asked if there would be automatic dispensing machines. Ms. Sharp replied no.

Chairperson Blaser asked if the applicant was in agreement with the one condition of approval related to fire sprinklers. Ms. Sharp confirmed agreement with Staff’s condition of approval.

Chairperson Blaser then asked for any other questions or comments from the audience; upon hearing none, declared the public hearing closed and asked for staff’s presentation on the proposed request.

Planner Munford stated that this was an application to “clean up” the apartments located upstairs to make them a permitted use and to allow for the applicant to install a wine bar as a drinking establishment.

Board Member Pfannkuch inquired as to the timeline for apartment completion. Ms. Sharp stated that it would be completed within one to three years.

Board Member Cunningham questioned if the apartments would be brought up to City standards during the tenant improvements. Mr. Munford elaborated that with the stub being brought up to the second level, everything else would be completed and brought up to standard once the walls were remodeled.

Board Member Celsi asked how far away is the Valley Junction sprinkler system from this property. Ms. Schemmel stated that the sprinkler system for Valley Junction has three phases in place. This building is contained in one of the phases so this project will be able to connect to the system.

Chair Blaser stated that as he read the staff report, it seemed like there were really two permitted conditional use permit items being addressed. He wanted to confirm that even though there are two separate items that seem to require separate permitted conditional use permits, staff was in agreement with having one document and not having them separated in the final resolution. Development Coordinator Schemmel expressed that if it was the Board’s preference to have the items split out, staff could generate a second resolution. The request for the Permitted Conditional Use for the apartments was generated by the potential that the updates for the wine bar would trigger structural modifications; thus, this is why this was presented as one item. Chairperson Blaser stated that from his perspective he could support if staff felt it was clear enough and that those who viewed the item would understand that there were actually two separate items that were approved.

Chairperson Blaser asked, if there was no further discussion, for a motion and a second.

Moved by Board Member Cunningham; seconded by Board Member Christiansen, the Board of Adjustment adopt a resolution to approve the Permitted Conditional Use Permit to allow a Drinking Place (Wine Bar) and permit the existing second floor residential, subject to meeting all City Code requirements, regulations, and the following:

- 1. With the tenant improvements for the wine bar, the sprinkler and alarm system shall be installed for the wine bar and extended and stubbed to the second floor apartments. During the remodeling of the apartments, the fire sprinkler and fire alarm systems shall comply with the West Des Moines Fire Code requirements.

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

Item 4 – New Business

There were no New Business items presented.

Item 5 – Staff Reports

Development Coordinator Schemmel informed the Board Members that this year Monday and Tuesday are holidays in the last week in December. This means the City Council meeting has now been rescheduled to

Wednesday, December 27, 2017 which conflicts with the last scheduled Board of Adjustment meeting for the year. It would be staff's preference not to meet during this holiday week. The Board agreed to cancel their December 27, 2017 Board meeting and not reschedule unless needed.

Item 6 – Adjournment

Chairperson Blaser asked for a motion to adjourn the meeting.

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

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

The meeting adjourned at 5:45 p.m.

Michael R. Blaser, Chairperson
Board of Adjustment

Kimberly Taylor, Recording Secretary