

BOARD OF ADJUSTMENT MEETING MINUTES

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Vice-Chairperson Cunningham called to order the February 21, 2018, 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: Celsi, Christiansen, Cunningham.....Present
Blaser, Pfannkuch..... Absent

Item 1 – Consent Agenda

Item 1a – Minutes of February 7, 2018

In the absence of a quorum of members present who were also present at the February 7, 2018 meeting, the Vice-Chair tabled this item.

Item 2 – Old Business

There were no Old Business items reported.

Item 3 – Public Hearings

Item 3a – New Horizon’s Daycare, 9040 University Avenue – Permitted Conditional Use Permit to Operate a Child Care Facility – New Horizon Real Estate Development LLP – PC-003791-2018

Vice-Chair Cunningham 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 9, 2018, in the Des Moines Register.

Vice-Chair Cunningham 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 Christiansen, seconded by Board Member Celsi, the Board of Adjustment accepts and makes a part of the record all testimony and documents received at this public hearing.

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

Motion carried.

Vice-Chair Cunningham invited the applicant to present their proposal.

Andy Maurer, McClure Engineering, 1360 NW 121st, Suite A, Clive, IA stated that he was representing Alan Ruth, New Horizons and Stephanie Poole, Simonson & Associates, who were unable to attend this evening. He presented a site plan, and noted projects nearby including Greenway Crossing and a senior living project directly to the south. He detailed that New Horizon is a daycare center, with services Monday – Friday, 6 am – 6 pm. Peak drop off time is 6 am – 9 am, pick up time is 3 pm – 6 pm, with even distribution. The center plans to serve 178 children. This is a national day care provider, providing services for 10,000 children. He concluded that the application today is for permitted conditional use.

Board Member Christiansen asked if the applicant agreed with staff recommendations and conditions of approval. Mr. Maurer affirmed that both been agreed upon.

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Board Member Celsi questioned whether New Horizons is a franchise. Mr. Maurer replied that he was not sure but would assume so, based on number of locations.

Vice-Chair Cunningham noted that there was no one present in the audience, and closed public hearing. He asked staff for their presentation.

Kara Tragesser, Development Services Planner, informed the Board that Staff has received a copy of the agreement for a second drive to be installed connecting with Bishop Drive, and affirming the time this must be installed. She added that the Traffic Study reflects there will be no impacts as long as access road is in place.

Board Member Cunningham asked when the road would be put in. Planner Tragesser said it would be in place this summer.

Board Member Celsi questioned turn lane impact with the additional traffic. Planner Tragesser responded that this was taken into account with the Traffic Study.

As there were no other questions or comments, Vice-Chair Cunningham asked for a motion and a second for this item.

Moved by Board Member Celsi, seconded by Board Member Christiansen, the Board of Adjustment adopted a resolution to approve the Permitted Conditional Use Permit to allow a child care facility to be operated at 9040 University Avenue, subject to meeting all City Code requirements, regulations, and the following:

1. That the site improvements proposed with the Site Plan (SP-003699-2017) are installed and accepted by the City prior to any occupancy permit;
2. That prior to occupancy of the building, the access road is complete to the west to a public street, according to the agreement with Hubbell Realty Company dated the 5th of February 2018, and recorded in the Dallas County Recorder’s Office at Book 2018 Page 2467.

Vote: Celsi, Christiansen, CunninghamYes
 Blaser, Pfannkuch..... Absent

Motion carried.

Item 4 – New Business

There were no New Business items presented.

Item 5 – Staff Reports

Item 6 – Adjournment

Vice-Chair Cunningham asked for a motion to adjourn the meeting.

Moved by Board Member Christiansen, seconded by Board Member Celsi, the Board of Adjustment meeting adjourned.

Vote: Celsi, Christiansen, CunninghamYes
 Blaser, Pfannkuch.....Absent

Motion carried.

The meeting adjourned at 5:41 p.m.

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Tom Cunningham, Vice-Chairperson
Board of Adjustment

Recording Secretary