

BOARD OF ADJUSTMENT MEETING MINUTES

BOA_AF_10-21-2020

Chairperson Pfannkuch called to order the October 21, 2020, regularly scheduled meeting of the Board of Adjustment at 5:30 p.m. electronically through Zoom, with in-person attendance also allowed at City Hall, 4200 Mills Civic Parkway, West Des Moines

Roll Call: Blaser, Cunningham, Christiansen, Pfannkuch, Stevens.....Present

Item 1 – Consent Agenda

Item 1a – Minutes of August 19, 2020

Chairperson Pfannkuch asked for any questions or modifications to the meeting minutes of August 19, 2020.

Moved by Board Member Blaser, seconded by Board Member Cunningham, the August 19, 2020 meeting minutes were approved as presented.

Vote: Blaser, Cunningham, Christiansen, StevensYes
Pfannkuch.....Abstain
Motion carried.

Item 1a – Minutes of September 16, 2020

Chairperson Pfannkuch asked for any questions or modifications to the meeting minutes of September 21, 2020.

Moved by Board Member Stevens, seconded by Board Member Blaser, the September 21, 2020 meeting minutes were approved as presented.

Vote: Blaser, Cunningham, Christiansen, StevensYes
Pfannkuch.....Abstain
Motion carried.

Item 2 – Old Business

There were no Old Business items.

Item 3 – Public Hearings

Item 3a – Tallgrass Theatre Company, 2019 Grand Avenue – Establish a Theatrical Producers (SIC 7922) Use – Tyler Klobassa, Tallgrass Theatre Company – PC-004866-2020

Chairperson Pfannkuch opened the public hearing and asked the Recording Secretary to state when the public hearing notice was published. The Recording Secretary stated that the notice was published on October 9, 2020, in the Des Moines Register.

Moved by Board Member Christiansen, seconded by Board Member Blaser, the Board of Adjustment accepted and made a part of the record all testimony and documents received at this public hearing.

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Vote: Blaser, Cunningham, Christiansen, Pfannkuch, StevensYes
Motion carried.

Tyler Klobassa, Board of Directors President for Tallgrass Theatre Company, 1110 SW Cherry Street, Ankeny, Iowa, briefly explained the proposal highlighting that the theatre company has been in existence since 2003 and have been operating out of Rex Mathis Elementary school via an agreement with the West Des Moines School District. As the agreement with the school district is nearing the end, they have been seeking a place of their own. The company provides mainstay theater productions in the community as well as children's programs and camps that are offered during the summer months. They would like to relocate to 2019 Grand Avenue, Suite 100 for the foreseeable future to expand their theater productions and children's programs. The space will give them the ability to be able to expand their needs with an auditorium, lobby, green rooms for the actors, a shop, and storage areas.

Board member Blaser asked if the applicant agrees with the limitations on the use of the facility that it only be for theatrical productions.

Mr. Klobassa responded that the plan is to use the space for rehearsals and performances, although they may partner with other community theater production companies to stage their performances.

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

Kara Tragesser, Development Services Planner, briefly commented that a traffic study was performed and the main comment was to plan for a future secondary access, which is typically required of new sites. The property owner will also need to submit a Minor Modification to stripe up to 63 spaces of the parking lot to meet parking requirements. An ordinance amendment was completed last month to allow theater productions in the industrial and light industrial zoning districts. Staff supports the proposed use and recommends approval.

Chairperson Pfannkuch asked for continued discussion or a motion and a second for this item.

Moved by Board Member Blaser, seconded by Board Member Cunningham, the Board of Adjustment adopted a resolution to approve the permitted conditional use subject to the applicant meeting all City Code requirements and the following:

1. A minor modification permit application to stripe the parking lot, identify the area of additional parking on site and demonstrate how the secondary access will be provided shall be submitted and approved prior to a full occupancy permit being issued.
2. No use, otherwise permitted, activity or event exceeding the parking capacity within the site shall be allowed.
3. Any use of the facility for other than theatrical productions, such as movie theater or event center space is contrary to this approval and not permitted. All Permitted Conditional (Pc) uses identified in code shall require separate and specific Board of Adjustment approval prior to operating within the space.

Vote: Blaser, Cunningham, Christiansen, Pfannkuch, StevensYes
Motion carried.

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Item 4 – New Business

There were no New Business items.

Item 5 – Staff Reports

The next regularly scheduled meeting is Wednesday, November 4th, however, the agenda item is tentative at this time.

Item 6 – Adjournment

Chairperson Pfannkuch asked for a motion to adjourn the meeting.

Moved by Board Member Christiansen, seconded by Board Member Stevens, the Board of Adjustment meeting adjourned at 5:42 p.m.

Angie Pfannkuch, Chairperson

Recording Secretary