

BOARD OF ADJUSTMENT MEETING MINUTES

BOA_AF_01-06-2021

Vice Chair Stevens called to order the January 6, 2021, regularly scheduled meeting of the Board of Adjustment at 5:31 p.m. Electronically through Zoom and in person in Council Chambers, City Hall, 4200 Mills Civic Parkway, West Des Moines.

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

Item 1 – Consent Agenda

Item 1a – Minutes of December 2, 2020

Vice Chair Stevens asked for any questions or modifications to the meeting minutes of December 2, 2020.

It was recommended by Board Member Erik Christiansen that approval of the meeting minutes from December 2, 2020 be deferred until a quorum of members present from that meeting was present for the vote. The Board agreed by affirmation. Development Services staff informed that City legal staff had previously provided information regarding whether a quorum was necessary for approval of meeting minutes, and the Board requested a copy of that information.

Item 2 – Old Business

There were no Old Business items.

Item 3 – Public Hearings

Item 3a – Second Home Pet Care, 820 1st Street – Permitted Conditional Use to allow doggie daycare and boarding use (PC-004954-2020)

Vice Chair Stevens 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 December 18, 2020, in the Des Moines Register.

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

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

Motion carried.

Lindsay B. Laverty, Second Home, LLC, 1813 Bennett Drive, Apt. 82, West Des Moines, summarized her request, noting the location and hours of her proposed business. She

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provided details regarding waste removal, care of animals, and layout of the rooms within the building.

Board Member Cunningham questioned the schedule for waste removal and the location of the site relative to adjacent businesses.

Vice Chair Stevens added that she did not see a lot of grass on the lot and questioned the location of a walking area for the dogs.

Ms. Lavery explained the procedures outlined in the staff report, and clarified the walking areas, noting there will not be an outdoor area for the dogs to be kept. She was joined by owner Chad Mandelbaum, First Street LP, 14034 Ridgemont Dr, Urbandale, who provided additional details pertaining to the schedule for waste removal. Development Coordinator Linda Schemmel inserted that the aerial image provided in the staff report had been taken prior to the completion of landscaping for this area, and that more grass is present. Mr. Mandelbaum noted that he had recently acquired an adjacent area from the City which will remain grassy and be available for use by Ms. Lavery’s staff.

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

Brian Portz, Development Services Planner, added that there will be no outdoor area for dogs to be kept at this site, concluding that Staff recommend approval.

Vice Chair Stevens asked for continued discussion or a motion and a second for this item.

Moved by Board Member Blaser, seconded by Board Member Christiansen the Board of Adjustment adopted a resolution to approve the conditional use permit.

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

Motion carried.

Item 4 – New Business

There were no New Business items.

Item 5 – Staff Reports

The next meeting date with an agenda item is February 3, 2021.

Item 6 – Adjournment

Vice Chair Stevens asked for a motion to adjourn the meeting.

Moved by Board Member Cunningham, seconded by Board Member Blaser, the Board of Adjustment meeting adjourned at 5:54PM.

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Michele Stevens, Vice Chair

Jennifer Canaday, Recording Secretary