

BOARD OF ADJUSTMENT MEETING MINUTES

BOA_AF_02-17-2021

Chairperson Pfannkuch called to order the February 17, 2021, regularly scheduled meeting of the Board of Adjustment at 5:30 p.m. in Council Chambers, West Des Moines City Hall, located at 4200 Mills Civic Parkway, in West Des Moines, Iowa, and electronically through Zoom.

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

Item 1 – Consent Agenda

Item 1a – Minutes of February 3, 2021

Chairperson Pfannkuch asked for any corrections to the meeting minutes of February 3, 2021.

Hearing none, Chair Pfannkuch declared the minutes approved as presented.

Item 2 – Old Business

There were no Old Business items.

Item 3 – Public Hearings

Item 3a – Swaggers Dog Daycare Overnight Boarding, 800 S 50th Street – Permitted Conditional Use Permit to Add Overnight Boarding to an Existing Dog Day Care operation – Caroline Compiano – PC-004993-2021 (Deferred from February 3, 2021)

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 January 26, 2021, 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, Cunningham, Pfannkuch, Stevens Yes
Christiansen.....Absent

Motion carried.

Caroline Compiano, 2403 149th Ct, Urbandale, presented her request to allow overnight boarding at her dog daycare location. She informed that business has been good since opening last April, despite the impact of the pandemic this year. Ms. Compiano noted that many of her regular patrons request overnight boarding. There have been no complaints

BOARD OF ADJUSTMENT MEETING MINUTES

from her neighbors this year as far as she is aware. She summarized the services to be provided and the staffing to accommodate overnight services, including a well-dog check, 9 pm and 6 am walking of the dogs, and provided visuals of the dog walking area at the rear of the building. Ms. Campiano stated staff would use a spray to mitigate any odor, that a waste receptacle was available, and no dogs would be housed in the rear of the building.

Board Member Cunningham requested clarification of the location of the business, and the waste receptacle. Ms. Compiano noted on an aerial view the site relative to Fire Creek Restaurant and Walgreens. She noted the area to the rear of their suite which will be used for dog-walking and waste containment.

Chairperson Pfankuch 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, stated that the hours of operation, breaks scheduling and odor control solution information were provided in the staff report. The traffic impact report showed no significant impact for this use if allowed and noted that the conditions of the application have been met, therefore Staff recommends for approval.

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

Board Member Stevens referred to previous meeting minutes from January 2020 when the Dog Daycare conditional use permit was approved, asking if the two conditions for that use had been met. Ms. Compiano responded that the HVAC system was updated in April 2020 when the unit was renovated prior to their occupancy, and the required soundproofing was installed per Code.

Board Member Stevens asked if the neighbor complaint voiced at that meeting had been addressed. Ms. Compiano responded that the neighbor resided next to a different address which she had previously considered leasing, and after speaking with this resident following the last meeting, there was no concern with the new location. Planner Tragesser informed that there have been no concerns voiced following publication of the meeting notice for the Overnight Boarding use.

Board Member Stevens asked for clarification regarding the location of the larger, grassy area referred to by the applicant to be used for dog walking. She questioned whether it was located behind Fire Creek restaurant, and voiced concern regarding the impact of noise and odor on Fire Creek’s outdoor patio area. Ms. Compiano stated it was not near Fire Creek. Development Coordinator Schemmel provided another aerial view. Ms. Compiano clarified that the walking area is located on the southeast side of the building, Fire Creek is on the northwest.

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

Vote: Blaser, Cunningham, Pfankuch, Stevens Yes

BOARD OF ADJUSTMENT MEETING MINUTES

Christiansen.....Absent

Motion carried.

Item 4 – New Business

There were no New Business items.

Item 5 – Staff Reports

The next meeting is scheduled for March 3, 2021, however there are no agenda items at this time.

Item 6 – Adjournment

Chairperson Pfannkuch asked for a motion to adjourn the meeting.

Moved by Board Member Blaser, seconded by Board Member Cunningham, the Board of Adjustment meeting adjourned at 5:53 PM.

Angie Pfannkuch, Chairperson

Jennifer Canaday, Recording Secretary