

BOARD OF ADJUSTMENT MEETING MINUTES

BOA_AF_03-17-2021

Chairperson Pfannkuch called to order the March 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, Christiansen, Cunningham, Pfannkuch, Stevens.....Present

Item 1 – Consent Agenda

Item 1a – Minutes of February 17, 2021

Chairperson Pfannkuch asked for any corrections to the meeting minutes of February 17, 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 – Ashworth Road Church Daycare, 5300 Ashworth Road – Establish a Daycare Use – Ryan Lenerz – PC-005026-2021

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 March 6, 2021, in the Des Moines Register.

Moved by Board Member Christiansen, 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, Pfannkuch, Stevens Yes,
Motion carried.

Pastor Brent Clark, Ashworth Road Baptist Church, 5300 Ashworth Road, summarized their proposal to establish a daycare at their church location. He stated that they believe this will meet an ongoing need in the community for childcare to be provided to low- and medium-income families, and that they are prepared to meet all state guidelines.

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

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Kara Tragesser, Development Services Planner, added that a traffic study analysis was performed which showed that the use would have no significant impact to the public street system. There is an existing 1,300 square foot (approximate) playground area which will serve the needs of the children at the center. The Daycare will provide services for up to 80 children. Staff recommended approval of the application.

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

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

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

Item 4 – New Business

There were no New Business items.

Item 5 – Staff Reports

Item 6 – Adjournment

Chairperson Pfannkuch asked for a motion to adjourn the meeting.

Moved by Board Member Stevens, seconded by Board Member Christiansen, the Board of Adjustment meeting adjourned at 5:37 PM.

Angie Pfannkuch, Chairperson

Recording Secretary