

**BOARD OF ADJUSTMENT MEETING MINUTES**

BOA\_AF\_03-02-2022

Chairperson Stevens called to order the March 2, 2022, 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, Pfannkuch, Stevens.....Present  
Christiansen, Cunningham.....Absent

**Item 1 – Consent Agenda**

**Item 1a – Minutes of February 16, 2022**

Chairperson Stevens asked for any corrections to the meeting minutes of February 16, 2022. Hearing none, Chair Stevens declared the minutes approved as presented.

**Item 2 – Old Business**

There were no Old Business items.

**Item 3 – Public Hearings**

**Item 3a – Kum & Go, 330 Jordan Creek Parkway – Land use review for a Permitted Conditional Use permit to allow a convenience store with gas pumps in a Support Commercial (SC) District – Kum & Go, LC PC-005483-2022**

Chairperson 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 February 18, 2022, in the Des Moines Register.

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

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

Motion carried.

Keith Weggen, Civil Design Advantage, 4121 NW Urbandale Dr, Urbandale, summarized the request for permitted conditional use permit. He informed that the project had been brought before the Board of Adjustment for approval in 2016 and 2019, however construction was delayed until the lease of a nearby site was closer to expiration. Mr. Weggen detailed the site plan for a 5,600sf convenience store, orienting to the north, with fuel canopy on the north side of the building. Parking is provided along the east and north sides; two access points will come from private streets to the west. Stormwater detention is provided offsite in an existing space, and the site would be landscaped appropriately. He concluded that they had no objections to staff comments.

Commissioner Blaser asked what plans are for the existing store location to the north (existing store is actually located to the south). Mr. Weggen responded that once the lease expired, a different tenant would occupy, and fuel service would no longer be available at that site.

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Chairperson 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, stated he had nothing to add to the staff report, and that Staff recommend approval.

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

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

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

**Item 4 – New Business**

There were no New Business items.

**Item 5 – Staff Reports**

There was a brief discussion to approve resuming full-board seating on the dais.

**Item 6 – Adjournment**

Chairperson Stevens asked for a motion to adjourn the meeting.

Moved by Board Member Blaser, seconded by Board Member Pfannkuch, the Board of Adjustment meeting adjourned at 5:38 PM.

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Michele Stevens, Chairperson

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Jennifer Canaday, Recording Secretary