

BOARD OF ADJUSTMENT MEETING MINUTES

BOA_AF_01-04-2023

Chairperson Stevens called to order the January 4, 2023, 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 December 21, 2022

Chairperson Stevens asked for any corrections to the meeting minutes of December 21, 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 –X Golf, 165 S. Jordan Creek Parkway, Suite 135 – Approval to establish an indoor golf simulator facility with a bar/restaurant – Colby’s Bridgewood Plaza, LC – PC-005877-2022

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 December 20, 2022, in the Des Moines Register.

Moved by Board Member Pfannkuch, seconded by Board Member Christiansen, 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, StevensYes
Motion carried.

Chad Sloden, Pin High Golf Entertainment West Des Moines LLC, 165 S Jordan Creek Parkway, presented the request to use Suite 135 for a bar/restaurant with 7 golf simulators. He stated it would be similar to a sports bar with tv’s to watch games.

Chair Stevens asked for clarification of which suite this occupies in the Plaza. Mr. Sloden stated it was formerly the Iowa Realty space.

Board Member Blaser questioned whether the applicant planned to use an outdoor patio space in the future and whether that would come back before the City. Mr. Sloden stated they do plan to expand to outdoor patio use in the future but will work to establish relationships with adjacent tenants currently using patio space first. He affirmed that approval would be required by the City prior to use.

Chairperson Stevens asked for any other questions or comments from the audience and upon

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hearing none, declared the public hearing item closed.

Brian Portz, Development Services Planner, informed that the request is for permitted conditional use for two land uses, the bar/restaurant, and the golf simulators. Both are required by City Code to have a permitted conditional use permit.

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

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

Vote: Blaser, Christiansen, Cunningham, Pfannkuch, StevensYes

Motion carried.

Item 4 – New Business

There were no New Business items.

Item 5 – Staff Reports


The next meeting for the Board of Adjustment will be held on January 18, 2023.

Item 6 – Adjournment

Chairperson Stevens asked for a motion to adjourn the meeting.

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


Michele Stevens, Chairperson


Jennifer Canaday, Recording Secretary