

BOARD OF ADJUSTMENT MEETING MINUTES

BOA_AF_01-18-2023

Chairperson Stevens called to order the January 18, 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: Christiansen, Pfannkuch, Stevens.....Present
Blaser, Cunningham.....Absent

Item 1 – Consent Agenda

Item 1a – Minutes of January 4, 2023

Chairperson Stevens asked for any corrections to the meeting minutes of January 4, 2023. 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 – Sikh Temple, 1115 Walnut Street – Variance of 8 feet to the east side yard setback to accommodate a building addition – Baljit Singh Virdi – VAR-005706-2022

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 January 10, 2023 in the Des Moines Register.

Moved by Board Member Stevens, 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: Christiansen, Pfannkuch, StevensYes
Blaser, Cunningham.....Absent

Motion carried.

Kate Arnest, Arnest Architecture, 14437 Bryn Mawr Dr, Urbandale, on behalf of Iowa Sikh Association, presented their request for the side yard setback variance to allow a building addition. Ms. Arnest stated that the congregation is currently using the sanctuary for a fellowship hall and would like to build a social area at the south end of the building. She noted that the building is off center on the site, and has a public alley on the east side. Current use of the existing 28 parking spots is never full, and onstreet parking has not been needed. The congregation is expected to remain the same size. The Temple owns the lot to the west which has enough open space to accommodate additional parking if that becomes necessary. This would provide up to 42 parking spaces of the 73 required by Code. Ms. Arnest corrected a response in the Staff report which mistakenly listed the alley as not being a public street.

Chair Stevens noted that the lot to the west has the same owner and asked where the access to the parking is. Ms. Arnest replied that there is a driveway area and alley access. She noted that she

BOARD OF ADJUSTMENT MEETING MINUTES

has not been aware of any concerns by neighbors regarding use of the alley. Planner DeVine concurred and Development Coordinator Schemmel added that there have been no written comments regarding access issues.

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

Kate DeVine, Development Services Associate Planner, stated she had nothing to add to the Staff Report, and noted the two conditions of approval.

Chair Stevens reopened the Public Hearing for a comment from a resident joined online.

Rachel Mohatt, 1116 Locust Street, informed that she lives directly behind the Temple, and her fence lines up with the parking lot. She expressed her support for this variance.

Chair Stevens closed the Public Hearing and asked for continued discussion or a motion and a second for this item.

Moved by Board Member Pfannkuch, seconded by Board Member Christiansen, the Board of Adjustment adopted a resolution to approve the variance based on Staff findings.

Vote: Blaser, Christiansen, Cunningham, Pfannkuch, StevensYes
Motion carried.

Conditions of Approval

1. The applicant obtaining approval of a Minor Modification Level 2 prior to the issuance of any building permits.
2. The applicant obtaining approval of a Permitted Conditional Use Permit prior to the issuance of any building permits.

Item 4 – New Business

There were no New Business items.

Item 5 – Staff Reports

The next meeting is scheduled for February 1, 2023.

Item 6 – Adjournment

Chairperson Stevens asked for a motion to adjourn the meeting.

Moved by Board Member Christiansen, seconded by Board Member Pfannkuch, the Board of Adjustment meeting adjourned at 5:44 PM.



 Michele Stevens, Chairperson



 Jennifer Canaday, Recording Secretary