

**BOARD OF ADJUSTMENT MEETING MINUTES**

BOA\_AF\_04-05-2023

Chairperson Stevens called to order the April 5, 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, Cunningham, Stevens.....Present  
Christiansen, Pfannkuch.....Absent

**Item 1 – Consent Agenda**

**Item 1a – Minutes of March 1, 2023**

Chairperson Stevens asked for any corrections to the meeting minutes of March 1, 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 – Putts N Pins, 6920 EP True Parkway – Approval to establish a bar/restaurant & recreation facility offering indoor mini golf and mini bowling games – Jordan Creek Point, LLC – PC-005949-2023**

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 March 22, 2023, in the Des Moines Register.

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

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

Mitchell Kann, Kann Realty, 3001 SE Convenience Blvd, Ankeny, presented the application for a high-tech mini golf and mini bowling recreational use at 6920 EP True Parkway. This venue will also provide food and alcohol. Revenue is anticipated to be 60% recreational, 40% food and beverages.

Board Member Blaser asked the nature of the mini bowling. Mr. Kann explained that this is a scaled down version of bowling, also known as Duck Pin, which uses smaller pins and bowling balls.

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, added that the permitted conditional use permit is required in this zoning district for the mini golf and mini bowling, which are considered a recreational use.

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

**BOARD OF ADJUSTMENT MEETING MINUTES**

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

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

**Item 4 – New Business**

**4a – Election of Officers**

It was agreed to defer the election of officers to the April 19, 2023, meeting in hopes there may be more Board members in attendance.

**Item 5 – Staff Reports**

Development Coordinator Schemmel reminded the Board that there is an upcoming Boards and Commission workshop being provided by Iowa State, which the City is willing to pay for. Board Members Blaser and Cunningham indicated interest in participating.

**Item 6 – Adjournment**

Chairperson Stevens asked for a motion to adjourn the meeting.

Moved by Board Member Cunningham, seconded by Board Member Blaser, the Board of Adjustment meeting adjourned at 5:40 PM.

  
\_\_\_\_\_  
Jennifer Canaday, Recording Secretary

  
\_\_\_\_\_  
Michele Stevens, Chairperson  
