

BOARD OF ADJUSTMENT MEETING MINUTES

BOA_AF_08-16-2023

Chairperson Pfannkuch called to order the August 16, 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, Pfannkuch, Stevens.....Present
Christiansen.....Absent

Item 1 – Consent Agenda

Item 1a – Minutes of August 2, 2023

Chairperson Pfannkuch asked for any corrections to the meeting minutes of August 2, 2023. 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 – Fox Ridge Sign Variance, VAR-006137-2023 – continued from August 2

Chairperson Pfannkuch informed that there was a memo on the dais requesting the withdrawal of item 3a by the applicant.

Moved by Board Member Cunningham seconded by Board Member Stevens, the Board of Adjustment accepted the withdrawal of item 3a.

Vote: Blaser, Cunningham, Pfannkuch, StevensYes
Christiansen.....Absent

Motion carried.

Item 3b – Fur Baby Bubbles Doggie Day Camp – 800 S 50th St Suite 102 & 103 – Approval to establish permitted conditional use to add a dog day care to an existing dog grooming business – Lisa Pyland, Fur Baby Bubbles, LLC – PC-006142-2023

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 August 7, 2023, in the Des Moines Register.

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

Vote: Blaser, Cunningham, Pfannkuch, StevensYes
Christiansen.....Absent

Motion carried.

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Lisa Pyland, 409 W Main Street, Tingley, IA, presented her request for use to add a dog day care to her existing grooming business. She informed that the day care business had been established by the prior owner, and she had added some rooms for more structure, and would not be covering the windows.

Board Member Cunningham clarified that there would be no overnight boarding hours. Ms. Pyland affirmed that to be true.

Board Member Cunningham asked what the business hours will be. Ms. Pyland stated they would be open from 6:30 AM to 6:00 PM.

Board Member Stevens asked what business had occupied the space before. Ms. Pyland stated Swaggers had been the prior business, offering retail and dog daycare. Ms. Pyland’s business was dog grooming, and she is adding dog daycare.

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

Emani Brinkman, Development Services Associate Planner, informed that the conditional use permit approved for the previous business had lapsed more than a year earlier, resulting in the need to have the use approved once again. She summarized the conditions of approval which include requiring appropriate planning applications and building permits if the applicant chooses to make any modifications to the building or the site. The applicant is also to confirm to staff that the interior of the tenant space meets the requirements for animal service uses with multi-tenant buildings prior to initiating the daycare use.

Board Member Blaser asked Ms. Pyland if she agrees to the conditions stipulated by staff. Ms. Pyland expressed confusion.

There was a brief discussion between staff and the applicant to answer questions pertaining to the conditions of approval, following the applicant expressing some confusion about what the conditions were requiring. Concluding this discussion, Ms. Pyland affirmed that she agrees with Staff conditions.

Board Member Stevens asked when the previous conditional use permit was approved. Associate Planner Brinkman responded that it was approved on January 15, 2020.

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

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

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

Item 4 – New Business

There were no New Business items.

Item 5 – Staff Reports

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Item 6 – Adjournment

Chairperson Pfannkuch asked for a motion to adjourn the meeting.

Moved by Board Member Stevens, seconded by Board Member Cunningham, the Board of Adjustment meeting adjourned at 5:39 PM.

Angie Pfannkuch, Chair

Jennifer Canaday, Recording Secretary