

BOARD OF ADJUSTMENT MEETING MINUTES

BOA_AF_09-18-2024

Vice Chair Stevens called to order the September 18, 2024, 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, Davis, Stevens.....Present
Cunningham, Pfannkuch.....Absent

Item 1 – Consent Agenda

Item 1a – Minutes of August 21, 2024

Vice Chair Stevens asked for any corrections to the meeting minutes of August 21, 2024. Hearing none, Vice Chair Stevens declared the minutes approved as presented.

Item 2 – Old Business

There were no Old Business items.

Item 3 – Public Hearings

Item 3a – Iles Funeral Home, 7200 and 7010 Ashworth Road – Approval to establish a funeral home – Iles Funeral Home Real Estate, LLC – PC-006309-2024

Vice Chair 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 September 4, 2024, in the Des Moines Register.

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

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

Motion carried.

Cody Weaver, Civil Engineering Consultants, 2400 86th St, Urbandale, presented the application on behalf of Iles Funeral Home to request the use for a funeral home. They plan to construct an 8000sf facility and are working with staff on the site plan, final plat, and rezoning.

Vice Chair Stevens noted that the use had been approved one before and asked why the building was not constructed at that time. Mr. Weaver responded that he did not know.

Vice Chair 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. She noted that Council would be reviewing approval for the Comp Plan Amendment on October 7.

Vice Chair Stevens asked Planner DeVine if she knew why the building had not been constructed the

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first time the use was approved. Ms. DeVine responded that the approval had been in 1999 and she did not have that information.

Vice Chair Stevens commented that the conditions of approval related to the sequence of approvals required for this project. Planner DeVine agreed.

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

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

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

Motion carried.

Item 4 – New Business

There were no New Business items.

Item 5 – Staff Reports

There were no staff reports.

Item 6 – Adjournment

Vice Chair Stevens asked for a motion to adjourn the meeting.

Moved by Board Member Davis, seconded by Board Member Blaser, the Board of Adjustment meeting adjourned at 5:37 p.m.



Jennifer Canaday, Recording Secretary



Thomas Cunningham, Chair