

**BOARD OF ADJUSTMENT MEETING MINUTES**

BOA\_AF\_11-06-2024

Chairperson Cunningham called to order the November 6, 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, Cunningham, Davis, Pfannkuch.....Present  
Stevens.....Absent

**Item 1 – Consent Agenda**

**Item 1a – Minutes of October 16, 2024**

Chairperson Cunningham asked for any corrections to the meeting minutes of October 16, 2024. Hearing none, Chair Cunningham declared the minutes approved as presented.

**Item 2 – Old Business**

There were no Old Business items.

**Item 3 – Public Hearings**

**Item 3a – The Winchester Public House, 224 5<sup>th</sup> Street – Approval to Expand a bar/restaurant – The Silvers Building, LLC – PC-006418-2024**

Chairperson Cunningham 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 **October 21, 2024**, in the Des Moines Register.

Moved by Board Member Pfannkuch, 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, Davis, Pfannkuch.....Yes  
Stevens.....Absent

Motion carried.

Justin Clark, 224 5<sup>th</sup> Street, informed that he was representing The Winchester in requesting to expand their occupancy to the rear of the building. They planned to install railing around the existing concrete patio to define a patio space.

Chair Cunningham noted that there is also a Minor Modification required as a condition for the use. Mr. Clark acknowledged that there is, saying they have been working with staff on that.

Chairperson Cunningham 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 that staff have completed their review of the Minor Modification application and are ready to approve following a decision by the Board regarding the land use.

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

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

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

Motion carried.

**Item 4 – New Business**

There were no New Business items.

**Item 5 – Staff Reports**

There were no Staff Reports. It was noted that there are agenda items on the November 20<sup>th</sup> regularly scheduled meeting.

**Item 6 – Adjournment**

Chairperson Cunningham asked for a motion to adjourn the meeting.

Moved by Board Member Pfannkuch, seconded by Board Member Blaser, the Board of Adjustment meeting adjourned at 5:37 PM.

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Thomas M. Cunningham, Chair

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Jennifer Canaday, Recording Secretary