

Board of Adjustment
May 14, 2015

Pleasant Hill Board of Adjustment meeting was called to order at 5:39 pm on Thursday May 14, 2015 by Chairperson Ryan Genest.

Roll Call

CALL TO ORDER/ROLL CALL: Ted Dyer, LeAnne Krell, Ryan Genest, Stan Pollpeter, Marc Swanson.

Brad Skinner was present as the Attorney of record for the City.

Also present: Ben Champ, Assistant City Manager / Community Development Director, Michael Pardekooper, Building Official, Madeline Sturms, Associate Planner.

Agenda

SWANSON/DYER moved approval of the agenda. Ayes: Unanimous. Motion Carried.

Minutes

POLLPETER/SWANSON moved approval of the August 7, 2014 minutes. Ayes: Unanimous. Motion Carried.

Special Exception Requests

A request for two Special Exceptions has been filed by Brett Piatt to allow for a new accessory structure that would result in two additional structures than allowed in the R-2 District, and a Special Exception of an additional four hundred eighty-eight square feet than the allowed cumulative area of accessory structures located on his property.

The property identified in the petition is legally identified as:

PARCEL C BK 12366 PG 120 & -EX BEG 20.6F SW OF SE COR THN SE 154.45F N 186.82F E 130F SE 151.33F TO POB- E 170.1F MEAS ON N LN LOT 30 ORP SEC 5-78-23

And locally known as:

4380 E Oakwood Drive

For the Record

Legal Notice was published in the Des Moines Register on May 05, 2015.

Norm Peterson, property owner of 4427-4429 Concord Drive corresponded via e-mail with no objection to the Special Exception Requests as proposed at 4380 E Oakwood Drive.

Wendell and Charlene Shellabarger, 4406 E Oakwood Drive, residents of adjoining property at 4380 E Oakwood Drive were present at the meeting and stated they have no objection to the Special Exception Requests and believe an additional building would be an improvement to the property and neighborhood.

Appellant

Brett Piatt, 4380 E Oakwood Drive, was present to request a special exception for his property to add a 1000 square foot accessory building on 2.1 acres where he had 5 existing accessory buildings. Piatt stated one building has been removed since his original application and he would like to add another more permanent structure for storage.

Discussion

Commissioners had questions and concerns regarding zoning and commercial uses, street access for commercial use, excess vehicles, vehicles parked on grass and landscaping for another structure.

Piatt stated the building would alleviate current violations and be used for storage only, not commercial uses, the plow truck business will go away and the property is tree lined on two sides, blocking the visibility to neighboring properties.

Motion

Brett Piatt, appellant chose to withdraw his requests at this time and proceed with staff for a resolution. No action was taken.

Resignation

Ryan Genest, Board of Adjustment Chairman announced after serving 17 years on the Board of Adjustment he has decided to not reapply for another term. Genest stated he has enjoyed his time on the Board but with life circumstance changes he feels it time to focus on other endeavors.

Commissioners and staff expressed their appreciation to Genest for his time and dedication to the City and Board for 17 years of service.

Adjournment

SWANSON/POLLPETER moved to adjourn. Ayes: Unanimous. Meeting was adjourned at 6:39 pm.

Ruth E Mattix
Recording Secretary