

Polk City Board of Adjustment
January 8, 2013

The Board of Adjustment for the City of Polk City held a Public Hearing on January 8, 2013, at City Hall in Polk City, Iowa. Present were Anthony Capaldo, John Calhoun, Mike Bakken, Bill Currie and Deanna Deason. Ken Morse and Dixie Bequeaith were absent. Chairman Capaldo called the meeting to order at 6:00 p.m.

Harold Mosier, 801 Broadway Street, owner of the property is seeking a variance along with Kyle Hout who has an offer to buy contingent on the outcome of the Board of Adjustment meeting. The project was explained that the variance sought is to vary the 40' frontage requirement allowed for the development of land on the west end of Juliana Court, currently served by a cul-de-sac. Variance sought would reduce the frontage requirement for 3 properties. Notice of the meeting was published in the Ankeny Register on 12/28/12 and notices were sent to the surrounding property owners on 12/21/12.

In attendance were James & Deb Taylor, Kent & Sharon Pfannkuch, Dean Drevlow and Betty Peer. Chairman Capaldo asked Mr. Hout to present the need for the variance. Capaldo asked staff what alternatives existed. It was reported by staff either a private driveway would need to be proposed or another cul-de-sac. Another cul-de-sac would present a unique problem in snow removal and traffic logistics. The Board questioned hydrant coverage and found existing hydrants were sufficient. Question with the common driveway were found to be appropriate. General discussion and questions from the audience were answered.

Motion was made by Calhoun to approve the variance sought by allowing Lots 3 and 5 to have a 10' frontage and Lot 4 to have a 30' frontage. The property shall have no more than 3 lots to be served from existing cul-de-sac with all new structures being single family dwellings; the common driveways must be 15' wide, seconded by Bakken. Roll call was Calhoun, yes; Capaldo, no; Bakken, yes; Currie, yes; and Deason, yes.

Councilman Anderson asked what the future steps for the developer are. Administrator Mahannah reported on the development process of the preliminary plat, public improvements and final platting.

The meeting adjourned at 5:45 p.m. by a unanimous vote.

Gary Mahannah, City Administrator