

Meeting Minutes
Zoning Board of Adjustment
Tuesday, October 3, 2017
Ankeny City Hall – City Council Chambers
410 W. First Street, Ankeny, Iowa

CALL TO ORDER

The October 3, 2017 regular meeting of the Zoning Board of Adjustment was called to order at 5:00 p.m. by Chair M.Ott. Members present: J.Baxter, M.Ott, N.Sungren, and B.Walker. Absent: K.Tomlinson. Staff present: E.Jensen, E.Carstens, D.Gervais, B.Fuglsang.

AMENDMENTS TO THE AGENDA

There were no amendments.

MINUTES OF THE SEPTEMBER 6, 2017 MEETING

Motion by N.Sungren to approve the September 6, 2017 meeting minutes as submitted. Second by M.Ott. Motion carried 4 – 0.

COMMUNICATIONS / CORRESPONDENCE

There were no communications.

PUBLIC HEARINGS:

#17-07 John Deere Des Moines Works
825 SW Irvinedale Drive
A portion of Lot 1, John Deere Acres
RE: Variance - Paving

Chair M.Ott opened the public hearing.

Chris Bauer, Shive-Hattery, Inc., 4125 Westown Parkway, Suite 100, West Des Moines, Iowa stated that he is at the meeting on behalf of John Deere Des Moines Works. Mr. Bauer stated their plans are to build temporary hoop storage buildings, which are cloth-topped buildings and utilize the existing gravel access. He stated the reason for the variance request is that the code requires a paved access to these buildings and they would like to keep the existing gravel access. Mr. Bauer stated that this area where they plan to place the storage buildings is in an existing gravel testing area on the 425-acre John Deere campus. He stated the need is to keep that access drive gravel due to some of the machinery that will be tested in that area. Mr. Bauer shared that John Deere is planning to tear down Building #10 on the east side of their campus, where a lot of their current storage is located. He stated the building is an eyesore on their campus and has kind of been in a dilapidated state over the last few years. Mr. Bauer stated the condition of Building #10 is the driving force to build the temporary hoop storage buildings so they can get their testing equipment and parts out of the elements. Mr. Bauer asked if the Commission had any questions.

J.Baxter asked if the buildings were going to be temporary buildings. Mr. Bauer stated that they are considered temporary structures due to the cloth tops but they will be permanent per the code definition. Mr. Bauer stated that if the variance is approved, they will then submit to City staff everything that is needed for site plan approval.

The Commission had no further questions.

Staff Report: D.Gervais reported the subject property, Lot 1, John Deere Acres, is 443-acres, zoned M-2, Heavy Industrial and located south of SW 3rd Street, west of SW State Street, and east of SW Irvinedale Drive. She stated the applicant has submitted a site plan for four proposed hoop buildings to be added to the south-central portion of the property. D.Gervais stated the buildings will be used to provide cold storage for parts and equipment. She explained that a variance is required because Ankeny Code does not allow unpaved drives to serve as primary access to a building for reasons of durability and dust. She stated in this situation, the gravel drive already exists and is in condition to provide access to the new buildings. D.Gervais

stated the parts and equipment are already stored outside in this general location and the addition of buildings to provide cold storage should not result in an increase in dust from what is occurring today in this storage area. D.Gervais stated the John Deere site in this location has a 10-15-foot tall berm with landscaping on top. She commented that there is only one property owner within the notification area. D.Gervais stated that the property to the south is zoned as part of the Prairie Trail Planned Unit Development and the master plan for the PUD shows business park with access from SW Vintage Parkway immediately south of this location. D.Gervais presented an aerial map to the Board referencing these areas. D.Gervais stated staff's position is to grant a variance that would allow the gravel driveway and parking. The proposal is consistent with the intent of the Zoning Code, and the variance would not adversely affect the neighborhood and that it is found to be in harmony with the intended spirit and purpose of the Ankeny Zoning Code.

J.Baxter asked if the property immediately adjacent to the John Deere property was still undeveloped as shown in the aerial map. D.Gervais stated yes, except that they have completed SW Vintage Parkway. J.Baxter asked if the variance had to do with the concern that the undeveloped land could eventually be residential. D.Gervais responded that the only reason for the variance is for access not proximity.

There was no one in the audience to speak for or against the proposal.

M.Ott asked Mr. Bauer how often this area would be accessed. Mr. Bauer referred the question to Mr. Thompson from John Deere.

Kenny Thompson, John Deere, 825 SW Irvinedale Drive, Ankeny stated most of the time it will be used for storage. He stated there might be some heavy traffic while they get all the buildings loaded but after the initial loading, there would be minimal access. Mr. Bauer stated this is for their testing development department, and a lot of the equipment are parts and pieces. He stated there mostly would be pickups going in and out of this area.

J.Baxter stated that this area is currently being used for the same purpose so would the addition of the buildings materially change the amount of traffic. Mr. Bauer stated no. He commented that there is already parts in this area. Mr. Thompson also commented that they have already removed some items from Building #10 and placed them in this area, which are shrink wrapped for protection.

Mr. Bauer stated that John Deere is very cognizant of any complaints and John Deere does work with the City to address any concerns. He stated John Deere proactively placed the berm along the south side. Mr. Bauer stated that with the 10-15-foot berm you will only see the very tips of the new buildings. He stated the intent was to be real careful of the neighbors to the south and to his knowledge, they have never had any gravel or dust issues at all from this facility.

Motion by J.Baxter to close the public hearing, and receive and file documents. Second by N.Sungren. All voted aye. Motion carried 4 – 0.

B.Walker advised the Board that he will abstain from voting on the topic because they are a client he is doing work for out of town.

J.Baxter stated he has no problem with the requested variance and he commented that the use does not appear to be materially changing so he does not see a concern.

M.Ott commented that he agrees with J.Baxter and does not see any issues with the request.

Board Action on Filing #17-07 property at 825 SW Irvinedale Drive


Motion by N.Sungren that the Zoning Board of Adjustment grant a variance to section 194.01 (6) (B) to allow an existing gravel drive to provide building access as shown on the John Deere Des Moines Works Hoop Building site plan dated September 14, 2017 for property located at 825 SW Irvinedale Drive. The Board's position is to allow an existing gravel drive to provide building access based on a finding that the gravel exists and that the storage is existing, and the proposal would not adversely affect the neighborhood, is consistent with the intent of the Zoning Code, and is found to be in harmony with the intended spirit and purpose of the Ankeny Zoning Code. Second by M.Ott. Motion carried 3 – 0 – 1. (Abstain: B.Walker)

REPORTS

There were no reports.

There being no further business, the meeting adjourned at 5:15 pm.

Submitted by Brenda Fuglsang, Recording Secretary



Zoning Board of Adjustment