

PUBLIC MEETING

Governmental Body: Van Meter Board of Adjustment

Date of Meeting: Thursday, April 10, 2025

Time/Location of Meeting: 6:00pm – 310 Mill Street (City Hall)

1. Call to Order/Roll Call

The Van Meter Board of Adjustment Public Meeting was called to order at 6:00pm on Thursday, April 10, 2025 by City Clerk Drake. Board Members Present: Dennis Carter via phone, Brian Anderson, David Lyons and Tony Doremus. Staff Present: City Clerk Jess Drake and Building/Zoning Administrator Jason Van Ausdall. Public present: Abbey & Wes Duncan of Duncan Construction, Karen Johnson and Gary Wemer.

2. Approval of Agenda

Lyons moved, supported by Doremus to approve the agenda.

Carter – YES; Anderson – YES; Lyons - YES; Young – ABSENT; Doremus – YES.

Motion carried.

3. Approval of the Minutes from December 19, 2024

Doremus moved, supported by Anderson to approve the minutes from December 19, 2024 as presented.

Carter – YES; Anderson – YES; Lyons - YES; Young – ABSENT; Doremus – YES.

Motion carried.

4. Public Hearing

Doremus moved, supported by Lyons, to open the public hearing.

Carter – YES; Anderson – YES; Lyons - YES; Young – ABSENT; Doremus – YES.

The public hearing was open as of 6:01pm.

A. VARIANCE REQUEST

An application for a Variance has been received from DUNCAN CONSTRUCTION, the property owner of real estate located at 405 Main Street.

The property owner has submitted an application for a Variance for the property located at 405 Main Street, Van Meter, IA 50261 to allow for construction of a single family residential property on a lot that does not meet the minimum size requirements as defined within the City's R-2 Zoning District which prohibits any proposed newly constructed residence from compliance with front and side yard setbacks. R-2 Zoning requires a minimum lot area of eight thousand four hundred (8,400) sq ft for single family dwellings and minimum lot width of sixty-six (66) feet. Said property has a lot area of six thousand, eight hundred and sixty-four (6,864) feet and a lot width of fifty-two (52) feet and does not meet the minimum standards for building. The applicant is requesting a variance allowing construction on a lot that does not meet the minimum standards.

FOR THE RECORD

Notice of Public Hearing was published in the Des Moines Register on March 27, 2025..

The Notice was also posted at the Van Meter City Hall, Van Meter Public Library, Van Meter Post Office and electronically at www.vanmeteria.gov.

CITY REPORT

City Clerk Drake recounted a summary of the application request, site plan and house plan. Zoning Administrator noted that due to the lot being a corner lot, the western setback is also 35 ft.

APPLICANT REPRESENTATIVES

Duncan Construction provided no additional comments.

WRITTEN COMMENTS RECEIVED BY CITY PRIOR TO HEARING

None.

PUBLIC INPUT

Resident Karen Johnson expressed concern with the proximity of a structure so close to her existing home.

Resident Gary Wemer expressed similar concerns & stated he would like to see something built there.

APPLICANT CLOSING SUMMARY

Abbey Duncan stated she had been previously unaware of the secondary frontage requirements of a 35ft setback. She also stated that her intent was to come to a compromised solution.

CITY CLOSING SUMMARY

City staff had no closing remarks.

Doremus moved, supported by Anderson to close the public hearing. Carter – YES; Anderson – YES; Lyons - YES; Young – Absent; Doremus – YES.
The public hearing was closed as of 6:15pm.

5. Discussion & Action by Board of Adjustment regarding the Variance Request as described in Agenda Item 3A

DISCUSSION

Board Members, Applicant Representatives, and City Staff discussed the variance request. Board Members Anderson, Lyons and Doremus expressed concerns with the western setback of 8ft and the length of the proposed driveway. Board Member Anderson also expressed a desire to see the western covered porch removed. Zoning Administrator detailed the 2 items under consideration 1) to grant a variance to build on a lot considered non-buildable and 2) if so, consideration of a variance to allow an 8ft setback from the foundation on the western side of the proposed house. Abbey offered to decrease the length of the garage to 26ft, increasing the driveway length to 18ft2in. This was acceptable to the Board and the Zoning Administrator. Board Member Anderson confirmed that the western porch would have to be constructed as a deck and could not be enclosed in the future. Abbey acknowledged the western porch comments. If granted the variance, Duncan Construction will need to have the property surveyed and will need to submit an updated building permit, site plan and building plan.

Carter moved, supported by Doremus, to grant a variance allowing construction of a single family residence at 405 Main Street with a secondary frontage variance in the amount of 27ft, allowing for an 8ft setback from the foundation of the residence and a change to the building plans to decrease the length of the garage to 26ft, increasing the driveway length to at least 18ft2in to Duncan Construction.

On roll call, the votes were as follows: Carter – YES; Anderson – YES; Lyons – YES; Young – ABSENT; Doremus – YES.

The application for a Variance by Duncan Construction for a single family residence at 405 Main Street on a lot that does not meet the minimum standards of the R2 Zoning District is approved.

6. Adjournment

Doremus moved, supported by Lyons, to adjourn the meeting.

Carter – YES; Anderson – YES; Lyons - YES; Young – ABSENT; Doremus – YES.
Meeting was adjourned at 6:37pm.



Jessica Drake
City Clerk, City of Van Meter