



AGENDA
REGULAR MEETING OF THE
WINDSOR HEIGHTS BOARD OF ADJUSTMENT
Wednesday, January 17, 2024 - 5:30 PM
WINDSOR HEIGHTS COUNCIL CHAMBERS - 1133 66th ST
ZOOM: <https://us02web.zoom.us/j/7832856334>
Meeting ID: 783 285 6334

1. Call to Order/Roll Call

Donna Markley called the meeting to order at 5:31 PM. Members present: John Villotti, Paul Walter, and Carole Tillotson. Members absent: Chaden Halfhill. Staff present: City Clerk Adam Strait, Deputy City Clerk Nate Leuthold, and Acting City Planner Trey Rouse of Bolton & Menk

2. Approval of Agenda

Motion by John Villotti to approve. Seconded by Carole Tillotson. Motion passed 4-0.

3. Approval of Minutes:

Motion to table by John Villotti due to lack of quorum. Seconded by Paul Walter. Motion passed 4-0.

A. Consideration of the October 31, 2023 Minutes

4. Public Hearing on Conditional Use Permit - 1011 64th St

Kathryn Dickel of 1007 64th Street presented about Pollinate Hive House. Donna Markley opened the Public Hearing at 5:58 PM. Victoria Gallinsky of 1015 64th Street spoke opposing the CUP. LeeAnn Allbright of 1663 70th Street asked a question about insurance. Carter Miller of 7118 BelAire Avenue asked about parking and traffic. Nate Leuthold read comments from Nicole Crain of 7022 Del Matro Avenue opposing the CUP and raising questions regarding property taxes. Donna Markley closed the Public Hearing

A. Staff Report and Application Materials

5. Consideration of Conditional Use Permit - 1011 64th St

Kathryn Dickel of 1007 64th Street spoke in rebuttal to the opposition and provided two letters of recommendation from neighbors. Trey Rouse provided a staff report recommending approval of CUP. Carole Tillotson spoke regarding obtaining more information about property taxes. Motion by Carole Tillotson to table. Seconded by John Villotti. Motion passed 4-0.

6. Public Hearing on Conditional Use Permit - 6961 University Ave

Casey's Project Manager Aaron Wolfe of 1 SE Convenience Boulevard, Ankeny, IA 50021 presented the application from Casey's.

Donna Markley opened the Public Hearing at 6:52 PM. The following people spoke in opposition:

William Strate of 7015 Sunset Terrace

Allison Van Pell of 7209 Sunset Terrace

The agenda was posted on the official bulletin boards, posted to www.windsorheights.org, and city social media platforms in compliance with the requirements of city ordinances and the open meetings law.

Angie Pizali of 1316 University Avenue
Abigail Smith of 1313 62nd Street
Carter Miller of 7118 BelAire Avenue
Phillip Cole of 1233 70th Street
Sam Brooks of 1253 70th Street
Colleen Keleher 6529 Colby Avenue
Janet Strate of 7015 Sunset Terrace
LeeAnn Albright of 1663 70th Street
Nate Leuthold read comments from the following individuals in opposition:
Bridget McNerney of 6411 Sunset Terrace
Erika Kenny of 1073 66th Street
Tim Shearouse of 1240 70th Street
Lee Dwyer of 6750 School Street Unit 206
Mike Jones of 1902 80th Street
Sandra Dreyer of 7104 Washington Avenue
Blake Jeffrey of 1927 68th Street
Lance Foshe of 6552 Colby Avenue
Bill Strate of 7015 Sunset Terrace
Andrew and Stacie Schmidt of 1234 70th Street
Donna Markley closed the Public Hearing at 7:30 PM.

A. Staff Report and Application Materials

7. **Consideration of Conditional Use Permit - 6961 University Ave**

Casey's Project Manager Aaron Wolfe of 1 SE Convenience Boulevard, Ankeny, IA 50021 spoke in rebuttal of the opposition. Pelds Design Services representative Wally Pelds of 2323 Dixon Street, Des Moines, IA 50316 spoke regarding the traffic study Casey's conducted and environmental impact. Casey's General Store representative Erik Nikkel of 1 SE Convenience Boulevard, Ankeny, IA 50021 spoke regarding pest control. Trey Rouse gave a staff recommendation to approve the CUP. Donna Markley spoke regarding obtaining the comprehensive plan. Carole Tillotson spoke regarding obtaining the landscaping plan and plant list. John Villotti spoke regarding obtaining a more thorough traffic study for the board to consider. Motion by John Villotti to table. Donna Markley seconded. Motion passed 3-1. Yea: Donna Markley, John Villotti, and Carole Tillotson. Nay: Paul Walter.

8. **Adjourn**

Motion by Carole Tillotson to adjourn the meeting at 8:06 PM. Seconded by Paul Walter. Motion passed 4-0.

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