

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, February 6, 2018

Ankeny City Hall – City Council Chambers

410 W. First Street, Ankeny, Iowa

CALL TO ORDER

Chair T.Ripper called the February 6, 2018 meeting of the Plan & Zoning Commission to order at 6:30 pm.

ROLL CALL

Members present: L.Anderson, T.Flack, S.Houlihan, A.Renaud, T.Ripper, G.Hunter, S.Odson and L.West.
Absent: C.Ender. Staff present: E.Jensen, E.Carstens, D.Gervais, R.Hulstrom, K.Gorman, B.Fuglsang

AMENDMENTS TO THE AGENDA

S.Odson requested Item #4 Wangsness Plat 2 Preliminary Plat (County) be removed from the Consent Agenda. Motion by S.Odson to accept the agenda with the removal of Item #4 from the Consent Agenda. Second by T.Flack. All voted aye. Motion carried 8 – 0.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

There were no requests.

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the January 16, 2018 minutes of the Plan and Zoning Commission meeting.

Item #2. 2075 N. Ankeny Blvd. – ALDI Store #35 Site Plan

Motion to approve the site plan for 2075 N. Ankeny Blvd., ALDI Store #35.

Item #3. Northpointe Village Center Plat 4 Final Plat

Motion to recommend City Council approval of the Northpointe Village Center Plat 4 Final Plat.

Referencing Item #2, G.Hunter asked if they looked at rotating the building on the site, as there seems to be a lot of blank brick wall fronting NE Georgetown Boulevard. E.Carstens stated they did have a discussion with them on that. He commented that they did increase their landscaping along the brick wall and staff recommended some architectural changes, which they decided not to make.

T.Ripper commented that the brick wall is fronting NE Georgetown Boulevard but if rotated it would possibly have the dock area facing that direction.

Motion by G. Hunter to approve the recommendations for Consent Agenda Item(s) #1, #2 and #3. Second by L.West. All voted aye. Motion carried 8 – 0.

REMOVED CONSENT AGENDA ITEM

Item #4. Wangsness Plat 2 Preliminary Plat (County)

S.Odson asked how far will the Four Mile Drive interceptor extension be from the house on Lot 2.

Mr. Terry Coady, Snyder & Associates, 2727 SW Snyder Blvd., Ankeny representing Jeff Wangsness the owner and developer of the property. He stated they are creating one additional lot with this development. Mr. Coady commented that there is an existing homestead currently in the area that is on a larger lot and the one additional lot, Lot 2, is approximately 350 feet away from the sewer.

S.Odson asked staff if Oakwood Heights Mobile Home Park is still using the settling ponds. Staff was uncertain.

S.Odson then asked why the developer was using septic instead of hooking up to the sewer. Mr. Coady presented a map, which showed the location of Lot 2 just east of NE 29th Street and showed the layout of the septic systems that are currently in use. Mr. Coady explained that Polk County looked at the development of this one additional lot to the existing cluster of homes and felt that because of the flood plains in the area and the Ankeny Airport to the west that allowing septic use for this one lot within this cluster would be satisfactory.

S.Odson asked if the property to the north is restricted to field, or can it be developed. E.Jensen responded that at some point it could be developed. S.Odson asked how many more lots are we going to allow to have septic on NE 29th Street. Mr. Coady stated that within this existing cluster of homes, this would be the last potential area. S.Odson asked what about the property to the north. E.Jensen responded that if a developer came in and was looking to do a subdivision of 5-10 lots they could run a lateral sewer off of that main and serve the property. S.Odson asked if they would run the sewer up the right-of-way as it was stated in 2015. E.Jensen commented that it might make sense at that time, if the development was big enough, that you could run something up the right-of-way and help pick up the ones that exist today. E.Carstens stated the Municipal Utilities Department has not done a detailed study on how the sewer would run along NE 29th Street. He commented that right now the property that Mr. Odson is referring to is not in the city. S.Odson commented that it is in our Comprehensive Plan so eventually it will probably be in the city. E.Carstens responded that he agrees. L.West asked Mr. Coady to point out where the flood plain is located on the map that he presented. She stated it makes her nervous to have septic so close to the flood plain. Mr. Coady stated that the septic is adequately far enough away from the flood plain for design purposes. S.Odson stated he did visit the site and looked at the flood plain and the existing homes are a lot higher. S.Odson continued to state what bothers him is that we put all the money into an inceptor that runs up Four Mile Creek and we are not going to make people connect to it. Mr. Coady stated there are some issues if they were to bring sanitary sewer up and run along the east side of NE 29th Street. He stated there is a little bit of right-of-way restriction, as the City of Ankeny has a 12" water main on the east side and also a Berwick water main on the east side so constructability at this time being on the east side of NE 29th Street may be a little difficult to build. Mr. Coady commented that you would probably have to run it to the west side of NE 29th Street, run it north and then come back over to the east side. He stated if you were to run sewer there, a lot of the existing homes sit back 600 to 800 feet so they still would not be able to tie into the sewer. E.Carstens commented the general purpose of the trunk sewer is to take our sewer treatment plant off line. S.Odson stated he agrees but it is also to serve the valley and everything above it. T.Ripper asked if S.Odson's concern is who will cover the cost of the sewer if in 15-20 years, SE Four Mile Drive is a four-lane with sidewalks and more development. Would the homeowners who live there pay the connection fees? S.Odson stated that in the past the community paid the cost. S.Odson reiterated that he does not understand why the County does not make anyone hook to the sewer. S.Odson understands this developer only has a single lot and he is not suggesting that the request tonight be denied but he wants to go on record that this is not the right way to do things. L.West asked if he would like to modify the motion. S.Odson stated no, as he is not here to stop the process.

T.Ripper asked if there was any further discussion.

Motion by L.Anderson to recommend City Council approval of Wangsness Plat 2 Preliminary Plat, subject to applicable Polk County subdivision requirements in lieu of the City of Ankeny subdivision regulations. Second by S.Houlihan. Motion carried 6 – 2. (Nay: S.Odson, L.West)

PUBLIC HEARINGS

Item #5. Kimberley Properties, Inc., on behalf of Wayne Abuhl, request for voluntary annexation into the City of Ankeny.

T.Ripper opened the public hearing.

Staff Report: D.Gervais reported Kimberley Properties, Inc., on behalf of Wayne Abuhl, the property owner, has requested annexation to the City of Ankeny. She stated the land is approximately 80 acres adjacent to the

northeast quadrant of Ankeny, generally located north of NE 54th Street and west of NE 22nd Street (County). D.Gervais explained the proposed annexation area consists entirely of petitioned land and is contiguous with the corporate boundary of Ankeny. She stated the annexation includes any, and all, Polk County road right-of-way to the centerline of the adjacent road and this annexation area is not identified on the future land use map of the current Comprehensive Plan. D.Gervais stated however, this area is identified in the draft 2040 Comprehensive Plan as Low Density Residential. Therefore, staff has told the applicant they will not be required to do a Land Use Plan Amendment if the property is developed as Low Density Residential. D.Gervais shared that if the property is annexed, it will be zoned R-1, One-Family Residence District. Staff will present a complete staff report at the next Plan & Zoning Commission meeting on February 20, 2018.

S.Odson commented that the annexation looks kind of odd going through the middle of a pond. L.West asked who owns the pond. E.Jensen stated Mr. Abuhl owns the pond and all the land north of this property. S.Odson asked why Mr. Abuhl did not include the whole pond. E.Carstens stated that the northern boundary line of the annexation follows an existing parcel line.

Mr. Dean Roghair, Civil Design Advantage, 3405 SE Crossroads Drive, Ste. G, Grimes, Iowa, stated he is here on behalf of Kimberley Development. Mr. Abuhl owns the property to be annexed and all the property to the north. He stated they wanted to square off the annexation at the city limit line as this point. Mr. Roghair continued to share that Kimberley Development has talked to Mr. Abuhl about continuing development to the north and he has plans but this is just the first phase. Mr. Roghair commented that there has been talk about what they will do with the pond once they get to the development process. He also commented that there is water and sewer just 250 feet south of the property. He asked the Commission if they have any further questions.

Motion by G.Hunter to close the public hearing, and receive and file documents. Second by T.Flack. All voted aye. Motion carried 8-0.

BUSINESS ITEMS

There were no business items.

REPORTS

City Council Meeting

T.Ripper reported on his attendance at the February 5, 2018, City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the February 20, 2018 Plan and Zoning Commission meeting and the January 2018 Building Permits Report.

E.Jensen stated that there will be a public hearing on February 20, 2018 on the Comprehensive Plan Update. He also provided the Commission with their copy of the DRAFT 2040 Comprehensive Plan.

Commissioner's Reports

T.Ripper welcomed Annette Renaud to the Commission.

A.Renaud introduced herself to the Commission.

MISCELLANEOUS ITEMS

February 19, 2018 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, the meeting adjourned at 6:58 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission