

## **Meeting Minutes**

### **Plan & Zoning Commission Meeting**

Tuesday, April 17, 2018

Ankeny City Hall – City Council Chambers  
410 W. First Street, Ankeny, Iowa

#### **CALL TO ORDER**

Chair T.Ripper called the April 17, 2018 meeting of the Plan & Zoning Commission to order at 6:30 pm.

#### **ROLL CALL**

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

#### **AMENDMENTS TO THE AGENDA**

T.Flack requested that Item #2 1604 NW State Street – Prairie Lakes Plat 2, Lot 1 – Building 2 Elevations be removed from the Consent Agenda. Motion by T.Flack to approve and accept the April 17, 2018 agenda with the removal of Item #2 from the Consent Agenda. Second by G.Hunter. 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 April 3, 2018 minutes of the Plan and Zoning Commission meeting.

##### **Item #3. Deer Creek Village Final Plat and the Deer Creek Village PUD Site Plan**

Motion to recommend City Council approval of Deer Creek Village Final Plat.

Motion to recommend City Council approval of Deer Creek Village PUD Site Plan.

Referencing Item #3, Deer Creek Village Final Plat, C.Ender asked if there were plans to extend NE 4<sup>th</sup> Lane to the west in the future.

Emily Harding, Civil Design Advantage, 3405 SE Crossroads Drive, Suite G, Grimes, Iowa stated it is a private lane and most likely it will not be extended to the west. There is always a possibility but not likely. She commented that the public street, NE 3<sup>rd</sup> Street, could possibility be extended to the west in the future.

Motion by C.Ender to approve the recommendations for Consent Agenda Item(s) #1 and #3. Second by T.Flack. All voted aye. Motion carried 8 – 0.

#### **REMOVED CONSENT AGENDA ITEM**

##### **Item #2. 1604 NW State Street – Prairie Lakes Plat 2, Lot 1 – Building 2 Elevations**

Motion to approve the elevations for Building 2 on Prairie Lakes Plat 2, Lot 1 at 1604 NW State Street.

T.Ripper read to the Commission an email from Commissioner Renaud where she expressed concerns that Building 2 does not have the back overhang as Building 1 and seems to have more of an appearance of a light industrial building. T.Flack commented that she agrees with Commissioner Renaud and stated that the building elevation does not feel like it fits the neighborhood. G.Hunter stated he liked the elevations for Building 1. He liked the overhang, the wooden posts, and the shutters and he felt like it fit the neighborhood. C.Ender commented that there are a few architectural elements, which were carried over such as the roofline with

cupolas, barn doors on the sides. T.Ripper asked staff if they could provide a picture of Building 1 that the Plan and Zoning Commission approved for this site. R.Hulstrom presented the elevations for the approved Building 1 and the proposed Building 2. The Commission asked the applicant if he would provide them with more details on what the appearance will be for Building 2.

Josh Jensen, Classic Builders, 1910 SW Plaza Shops Lane, Ankeny stated Building 2 is going to have cedar colored shutters, full block product across the bottom, store front windows and overhang detail over each storefront. He stated Building 1 and Building 2 will be very similar and the same contractor will build both buildings. L.West asked if there would be columns placed under the overhangs on Building 2 as they are on the back of Building 1. Josh Jensen then explained to the Commission that their plan is not to add the patio on Building 2 due to the cost so there will not be any columns on Building 2. He then asked the Commission if they had any further questions on the elevations as presented.

C.Ender stated he likes that there is glass around the entryway doors on Building 1. Josh Jensen commented that he would be able to provide more detail on the entry doors for Building 2 by placing the glass around them. T.Flack asked what the building material is on Building 1. Josh Jensen stated the bottom was full brick and the building is ribbed metal. T.Flack stated she is still concerned with the placement of a metal building in the middle of a neighborhood. C.Ender asked if they have tenants lined up for Building 2. Josh Jensen stated not at this time. S.Houlihan asked why the building elevation for Building 2 is so different from the Building 1. Josh Jensen stated the main change is the overhang, which is extremely expensive.

E.Jensen stated as he reviews the notes on the drawing for the Building 2, the color scheme is the same as Building 1 but the elevations presented do not look the same. Josh Jensen stated that two different architects drew the building elevations and the drawings represent each architect's version of the color, Charcoal Gray. E.Jensen then asked Josh Jensen if their intention is to use the same color as presented on the Building 2 drawing. Josh Jensen stated yes. T.Flack then asked whether the buildings will be the light or dark color. Josh Jensen stated it is closer to the lighter Charcoal Gray color as presented with the Building 2 elevations. T.Flack commented that she does not support it, if it looks like the Building 2 elevation as presented. T.Ripper asked if the windows in Building 2 would have mullions like the windows in Building 1. Josh Jensen stated yes. The Commission stated if Building 2 looked similar to Building 1, they would support the request. Josh Jensen stated that their intentions were to have both buildings look similar to each other.

T.Flack stated she is not in favor of the elevations as presented. G.Hunter commented he would like a picture that is more representative of what the Commission would actually be approving. E.Carstens stated Building 1 was already approved, and his understanding from the Commission was that if Building 2 elevations were similar to Building 1, then staff could administratively approve the elevations for Building 2. He stated staff was not comfortable approving the Building 2 elevations because they did not feel the two buildings looked the same.

E.Carstens then stated as he understands it, the Commission would like a new drawing for Building 2 that represents Building 1. L.Anderson commented that because of its location where there is residential, retail, a school and sports complex, there may be more scrutiny on the building and the Commission needs to see an elevation of what is actually going to be built to make sure it is going to fit the neighborhood.

Brent Culp, Snyder & Associates, 2727 SW Snyder Boulevard, Ankeny stated it is the same building as Building 1 less the overhang on the back. He asked the Commission if the applicant would produce an elevation for Building 2 and provide it to city staff with the Charcoal Gray color, windows with mullions, doors with windows around them, and the cedar shutters, would the Commission allow the elevations to be administratively approved by staff. G.Hunter along with other Commission members commented that they would not have any problem allowing staff to administratively approve a new elevation.

E.Jensen then confirmed with the Commission that the colors between Building 1 and Building 2 need to be consistent, the front doors should have the windows surrounding them; the windows need to have mullions and

the building needs to have the cedar elements. Brent Culp then said, as he understands it, the Commission is asking for a new elevation to be submitted for approval that would be similar to Building 1 except for the overhang in the back. The Commission concurred with Brent Culp's comment.

Motion by G.Hunter to allow staff to Administratively Approve new submitted elevations for Building 2 based on that the elevations are similar to the elevations approved on March 6, 2018 for Building 1, and if staff is not comfortable with the new submitted elevations for Building 2 it will need to go before the Plan and Zoning Commission for approval. Second by L.Anderson. All voted aye. Motion carried 8 – 0.

#### **PUBLIC HEARINGS**

There were no public hearings.

#### **BUSINESS ITEMS**

There were no business items.

#### **REPORTS**

##### **City Council Meeting**

E.Jensen reported on his attendance at the April 16, 2018, City Council meeting.

##### **Director's Report**

E.Jensen presented the tentative agenda items for the April 17, 2018 Plan and Zoning Commission meeting and stated that there will be a public hearing on May 8, 2018 to consider the request by Deer Creek Estates, LLC request to amend the Deer Creek PUD.

E.Jensen provided an update on administratively approved final plats and site plans in the Prairie Trail development including: Estates at Prairie Trail Plat 6, Heritage Townhomes at Prairie Trail Plat 2 and Plat 3, The District at Prairie Trail Plat 6, Precedence West at Prairie Trail Plat 4, The District Plat 7, Prairie Trail Park Plat 1, The Vineyard at Prairie Trail Plat 1, Vintage Hills Plat 4 and Park Sight Office Park at Prairie Trail Plat 3. He also provided information on the Ankeny Kirkendall Public Library that will be built in Prairie Trail.

##### **Commissioner's Reports**

L.West shared that she has visited the Grumpy Goat Tavern and stated it is a great addition to Ankeny.

S.Houlihan informed the Commission that she is moving outside of Ankeny so this will be her last Plan and Zoning Commission meeting.

#### **MISCELLANEOUS ITEMS**

May 7, 2018 – 5:30 p.m. City Council Meeting Representative: L.West

#### **ADJOURNMENT**

There being no further business, the meeting adjourned at 7:39 p.m.



Submitted by Brenda Fuglsang, Secretary  
Plan & Zoning Commission