

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, August 7, 2018

Ankeny City Hall – City Council Chambers

410 W. First Street, Ankeny, Iowa

CALL TO ORDER

Chair T.Ripper called the August 7, 2018 meeting of the Plan & Zoning Commission to order at 6:30 pm.

ROLL CALL

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

AMENDMENTS TO THE AGENDA

Motion by G.Hunter to approve and accept the August 7, 2018 agenda without amendments. Second by C.Ender. All voted aye. Motion carried 7 – 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 July 17, 2018 minutes of the Plan and Zoning Commission meeting.

Item #2. 635 SE Oralabor Road – Oasis Car Wash Site Plan

Motion to approve the Oasis Car Wash Site Plan at 635 SE Oralabor Road subject to City Council approval and recordation of all required easement documents.

Item #3. Deer Creek South Townhomes PUD Site Plan Amendment

Motion to recommend City Council approval of Deer Creek South Townhomes PUD Site Plan Amendment.

S.Odson asked staff as it relates to Deer Creek, what type of street inspections the City does after the streets are paved. E.Jensen stated it would depend on the street. The City does have public works staff who do street inspections, and sometimes the developer will have their own inspectors who would then provide the City with their inspection reports. S.Odson then asked if there was a representative at the meeting from Deer Creek.

Brad Kuehl, Civil Design Advantage, 3405 SE Crossroads Drive, Ste. G. Grimes, Iowa representing Deer Creek stated the streets for the Deer Creek South Townhomes PUD Site Plan Amendment are private streets. S.Odson then asked Brad Kuehl if NE Four Mile Drive was inspected. Brad Kuehl stated that NE Four Mile Drive was inspected as part of the public improvements. S.Odson suggested that someone should look at NE Four Mile Drive as he feels the manholes are too high and should not have passed inspection. E.Jensen commented that he would check with the City's public works staff regarding S.Odson's concerns.

Referencing Item #3, S.Odson asked why they are going from attached units to detached units. Brad Kuehl stated the market is calling more for the detached units instead of the attached units.

Motion by A.Renaud to approve the recommendations for Consent Agenda Item(s) #1 - #3. Second by G.Hunter. All voted aye. Motion carried 7 – 0.

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS

Item #4. Casey's Addition to Rock Creek Commercial Preliminary Plat, Final Plat, and Site Plan at 3605 NW Irvinedale Drive

K.Gorman reported Casey's General Stores is proposing to develop land currently owned by Rock Creek Commercial, LLC at the northeast corner of NW 36th Street and NW Irvinedale Drive. He stated the proposed plat contains 7.98 gross-acres, consisting of one 2.42-acre buildable lot, two street lots, one being .59 acres and the other at .39 acres, and one larger 4.59 acre outlot. He explained that the site plan calls for seven fuel pumps situated under a 4,896 square foot fueling canopy, a 4,817 square foot convenience store, a one bay automatic car wash, parking areas, drive aisles, underground storm water detention, outdoor lighting, and other related site work. K.Gorman presented an aerial map, preliminary plat, final plat and site plan to the Commission. K.Gorman stated the site is zoned C-2, General Retail, Highway Oriented and Central Business District with restrictions, and the land use designation is Neighborhood Commercial. He shared that the property to the west of the site is zoned R-1, One-Family Residence District, and the properties located to the north, south, southwest, and east of the subject property are zoned C-1, Neighborhood Retail Commercial District. He further stated that a medium-density residential housing development is being constructed to the south of the site, the land to the east of the site is undeveloped, and shares the same future land use designation, Neighborhood Commercial and the property to the west of the site is also undeveloped, and has the designated land use for Medium Density Residential. He shared that north of this site is where the City of Ankeny proposes to construct a new water tower. K.Gorman stated that access to the site is provided off NW Irvinedale Drive and NW 36th Street and the developer will install a southbound left turn lane within NW Irvinedale Drive to help facilitate traffic utilizing the site's northern approach. He further shared that the public improvements associated with this development include, a sanitary sewer main extension along the east property line and water main extension along the south property line. He stated there will also be sidewalks installed along the west and south perimeter of this site, which will eventually border NW Irvinedale Drive and NW 36th Street once both roads are fully expanded.

S.Odson asked what the logic is for the private drive. K.Gorman commented that it provides access to the outlot which may be platted into additional lots. E.Carstens stated the drive to the east will eventually be the full access point when 36th Street is improved.

C.Ender asked if the water tower will be in the outlot to the north. K.Gorman stated yes. C.Ender then commented that if access to the water tower is through the ingress/egress easement as shown on the plat, then why are they placing a curb there and not stubbing in a driveway access. K.Gorman stated staff has not seen a site plan for the water tower. E.Jensen stated any access that would be physically constructed will be part of the water tower project and staff currently does not have designs on that project. He said the City received an easement to make sure that there would be access to the site. E.Carstens said that the site plan for the water tower will come before the Commission at a later date.

Ed Pelds, Pelds Engineering Company, 2323 Dixon Street, Des Moines representing Casey's General Stores commented that K.Gorman provided a nice explanation to the Commission of the project and asked the Commission if they had any questions.

The Commission had no further questions.

Motion by L.Anderson to recommend City Council approval of Casey's Addition to Rock Creek Commercial Preliminary Plat and Casey's Addition to Rock Creek Commercial Final Plat. Second by G.Hunter. All voted aye. Motion carried 7 – 0.

Motion by L.Anderson to approve the site plan for Casey's Addition to Rock Creek Commercial at 3605 NW Irvinedale Drive. Second by G.Hunter. All voted aye. Motion carried 7 – 0.

REPORTS

City Council Meeting

A.Renaud reported on her attendance at the August 6, 2018, City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the August 21, 2018 Plan and Zoning Commission meeting and the July 2018 Building Permit Report.

E.Jensen stated there will be a public hearing on August 21, 2018 to consider the request for annexation of property north of Interstate 80 and west of SE Four Mile Drive/NE 29th Street.

E.Jensen provided an update on the Zoning and Subdivision Ordinance Rewrite process reporting that there were seven responses to the RFP, staff selected three to be interviewed and the review committee is now deliberating on the three that were interviewed. He shared that the Mayor suggested after the consultant is selected and before the project begins he would like to have a joint work session with the Plan and Zoning Commission and the City Council to discuss the process.

E.Jensen provided an update on administratively approved final plats and site plans in the Prairie Trail development including: Vintage Business Park at Prairie Trail Plat 5, The Library at the District, Villas at Prairie Trail Plat 3, Precedence West at Prairie Trail Plat 5, The Sterling at Prairie Trail Plat 1 Phase 1 Addendum 1 & 2, B & B Theaters – Ankeny 12, Heritage Townhomes at Prairie Trail Plat 4 and the District Town Center.

Commissioner's Reports

L.West commented that the President took action related to asbestos in construction and asked staff whether the City has anything in their ordinances about asbestos in building materials. E.Jensen stated he would look into it and follow up with the Commission.

C.Ender reported that on July 20, 2018 he went to the MPO speaker series and listened to Jeff Goodell, author of "The Waters Will Rise: rising Seas, Sinking Cities, and the Reshaping of the Civilized World.

MISCELLANEOUS ITEMS

August 21, 2018 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, the meeting adjourned at 7:07 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission