

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, August 21, 2018
Ankeny City Hall – City Council Chambers
410 W. First Street, Ankeny, Iowa

CALL TO ORDER

Chair T.Ripper called the August 21, 2018 meeting of the Plan & Zoning Commission to order at 6:30 pm.

ROLL CALL

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

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve and accept the August 21, 2018 agenda without amendments. Second by G.Hunter. 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 August 7, 2018 minutes of the Plan and Zoning Commission meeting.

Item #2. 825 SW Irvinedale Drive – John Deere Des Moines Works South Storage Building Site Plan

Motion to approve the site plan for 825 SW Irvinedale Drive, John Deere Des Moines Works South Storage Building.

Item #3. The Crossings at Deer Creek Plat 4 Final Plat

Motion to recommend City Council approval of The Crossings at Deer Creek Plat 4 Final Plat.

Referencing Item #3, C.Ender asked staff what Outlot Y is on the plat. K.Gorman stated it is a detention pond.

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

PUBLIC HEARINGS

Item #4. Myron Strain request for voluntary annexation into the City of Ankeny.

T.Ripper opened the public hearing.

Staff Report: R.Hulstrom reported that Myron Strain, the property owner, has requested annexation to the City of Ankeny. She stated the land is approximately 36 acres adjacent to the southeast quadrant of Ankeny, generally located north of Interstate 80 and west of SE Four Mile Drive/NE 29th Street. She shared that the proposed annexation area consists entirely of petitioned land and is contiguous with the corporate boundary of Ankeny; and the annexation includes any and all Polk County road right-of-way to the centerline of the adjacent road. R.Hulstrom stated that the property owner currently resides at 5214 NE 29th Street, which is located adjacent to the southeast corner of the proposed annexation area. She stated that City staff inquired as to why this piece of property was not included in the annexation application since State and City regulations would require this piece of property to be included in the annexation area. She explained that the property owner stated that their home was going to be acquired by the Iowa Department of Transportation and they would most likely be moving within a year. R.Hulstrom stated this annexation area is identified on the future land use map as Office/Business Park and if the property is annexed, it will be zoned R-1, One-Family Residence District. She shared that public notice regarding the public hearing was mailed August 8, 2018, to surrounding property

owners and to date, staff has not received any correspondence for or against the annexation. Staff will present a complete staff report at the next Plan and Zoning Commission meeting on September 4, 2018.

G.Hunter asked why the IDOT is interested in the property owner's homestead property. R.Hulstrom stated she is unsure but the property owner may be able to provide the answer to his question.

Carolyn and Myron Strain, 5214 NE 29th Street, Des Moines, Iowa stated that last fall the IDOT shared with them that they would be acquiring their home and the property that their home sits on for the new NE interchange when they redo the East Mixmaster.

S.Odson asked Carolyn and Myron Strain what their thoughts are about the spec building to the south of their property. Carolyn Strain stated that she does not have any comments on that particular building but stated it does seem like there is a lot of development happening around them. S.Odson then asked Carolyn and Myron Strain why they are requesting the annexation. Carolyn Strain stated that they are currently marketing their property to sell. She stated their broker spoke to individuals within Ankeny, along with Polk County, which recommended that they try to annex the property into Ankeny due to all the development around them. S.Odson commented he does not understand why Polk County would advise the annexation. Carolyn Strain commented that she is unsure. E.Carstens commented that his assumption was that the broker spoke with Polk County staff first, about potential development of the property, since the property is currently in Polk County's jurisdiction. Polk County staff most likely directed the broker to speak with the City of Ankeny about annexation of the property, since the property is identified as a future growth area of the City in the Comprehensive Plan.

There was no one in the audience to speak for or against the annexation.

S.Odson shared his disconcertment regarding the spec building that was built south of the Strain property.

Motion by G.Hunter to close the public hearing, and receive and file documents. Second by T.Flack. All voted aye. Motion carried 7 – 0.

BUSINESS ITEMS

There were no Business Items.

REPORTS

City Council Meeting

E.Jensen reported on his attendance at the August 20, 2018, City Council meeting and the Council Action Planning Session.

Director's Report

E.Jensen presented the tentative agenda items for the September 4, 2018 Plan and Zoning Commission meeting.

Commissioner's Reports

T.Flack commented that she visited the new Deer Creek Park and shared that it is a nice park.


C.Ender shared that he will not be at the September 4, 2018 meeting due to a work conflict.

MISCELLANEOUS ITEMS

September 4, 2018 – 5:00 p.m. City Council Meeting Representative: S.Odson

ADJOURNMENT

There being no further business, the meeting adjourned at 6:45 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission