

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, October 16, 2018

Ankeny City Hall – City Council Chambers

410 W. First Street, Ankeny, Iowa

CALL TO ORDER

Chair T.Ripper called the October 16, 2018 meeting of the Plan & Zoning Commission to order at 6:30 pm.

ROLL CALL

Members present: L.Anderson, T.Flack, C.Ender, S.Odson, T.Ripper, A.Renaud and L.West. Absent: G.Hunter.

Staff present: E.Jensen, E.Carstens, D.Silverthorn, K.Gorman, R.Hulstrom, B.Fuglsang

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve and accept the October 16, 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 October 2, 2018 minutes of the Plan and Zoning Commission meeting.

Item #2. 803 SW 3rd Street - Ankeny Gospel Hall Site Plan

Motion to approve the site plan for 803 SW 3rd Street, Ankeny Gospel Hall.

Item #3. 915 SE Shurfine Drive - Bark Avenue Site Plan

Motion to approve the site plan for 915 SE Shurfine Drive, Bark Avenue.

Item #4. 3001 SE Convenience Boulevard - Penta Partners, LLC Site Plan

Motion to approve the site plan for 3001 SE Convenience Boulevard, Penta Partners, LLC.

Item #5. 1 SE Convenience Boulevard - Casey's Headquarters Phase 2 Site Improvement Plan

Motion to approve the site plan for 1 SE Convenience Boulevard, Casey's Headquarters Phase 2 Site Improvement Plan.

Item #6. Autumn Crest Plat 8 Final Plat

Motion to recommend City Council approval of Autumn Crest Plat 8 Final Plat.

Item #7. Trestle Corner Plat 1 Final Plat and Trestle Corner Plat 1 Site Plan

Motion to recommend City Council approval of Trestle Corner Plat 1 Final Plat and recommend City Council authorization of cost participation estimated at \$3,545.22 for upsizing to an eight foot sidewalk along NW Irvinedale Drive.

Motion to approve the site plan for Trestle Corner Plat 1.

Item #8. Regina's Chance Estates Preliminary Plat (County)

Motion to recommend City Council approval of Regina's Chance Estates Preliminary Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

Item #9. Regina's Chance Estates Final Plat (County)

Motion to recommend City Council approval of Regina's Chance Estates Final Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

Referencing Item #3, C.Ender asked if someone could confirm if there is a future drive aisle on the south side of the site plan.

Brad Kuehl, Civil Design Advantage, 3405 SE Crossroads Drive, Suite G, Grimes representing Bark Avenue stated the drive aisle has been placed on the site plan in case of any future development of an outbuilding.

C.Ender followed up by asking if there is room on the site for future expansion south of the drive aisle, if it is needed. Brad Kuehl stated potentially in the future they may consider an outbuilding south of that drive but there are no definite plans.

Referencing Item #5, S.Odson asked if there is anything to restrict them from turning the parking addition to the north of the building into a trailer parking lot. D.Silverthorn commented that the Commission approved the parking addition with their Phase 1 Site Improvement Plan. E.Jensen stated technically they could as long as they still met their parking requirement for office space.

There were no further questions from the Commission.

Motion by A.Renaud to approve the recommendations for Consent Agenda Item(s) #1 - #9. Second by C.Ender. All voted aye. Motion carried 7 – 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 October 15, 2018, City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the November 6, 2018 Plan and Zoning Commission meeting and shared with the Commission that there will be a Joint City Council/Plan and Zoning Commission work session on October 29, 2018 at 7:00 p.m. in the City Council Chambers.

T.Flack asked if staff could provide an update on the 5th Street and Irvinedale project. E.Jensen stated he would follow up with City staff and forward the information to the Commission.

S.Odson asked if staff knew what the development is on the east side of Highway 69, south of Carney, north of 60th Street. E.Jensen stated it is an industrial project outside the city limits.

T.Ripper asked if there were any plans for the property at 718 S Ankeny Boulevard. E.Jensen stated that the owner of the property tore down the buildings, and is actively trying to sell the property.

Commissioner's Reports

L.Anderson stated he seen a storm water sign on NE Oak Drive just outside of Briarwood Park and inquired about the purpose of the signage and is it allowable. E.Jensen stated he would follow up on the sign and forward information back to the Commission.

C.Ender reported he attended the Capital Crossroads – Central Iowa Development Initiatives meeting with the discussion being on storm water management. He provided the Commission with a synopsis of the meeting.

MISCELLANEOUS ITEMS

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

ADJOURNMENT

There being no further business, the meeting adjourned at 6:43 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission