

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, December 4, 2018
Ankeny City Hall – City Council Chambers
410 W. First Street, Ankeny, Iowa

CALL TO ORDER

Chair T.Ripper called the December 4, 2018 meeting of the Plan & Zoning Commission to order at 6:30 pm.

ROLL CALL

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

AMENDMENTS TO THE AGENDA

C.Ender requested Item #3, The Woods at Rock Creek Plat 1 Final Plat be removed from the Consent Agenda. Motion by C.Ender to approve the December 4, 2018 agenda with the removal of Item #3 from the Consent Agenda. Second by L.Anderson. 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 November 20, 2018 minutes of the Plan and Zoning Commission meeting.

Item #2. Briarwood Plat 23 Final Plat

Motion to recommend City Council approval of the Briarwood Plat 23 Final Plat.

Motion by T.Flack to approve the recommendations for Consent Agenda Item(s) #1 - #2. Second by C.Ender. All voted aye. Motion carried 8 – 0.

REMOVED CONSENT AGENDA ITEM

Item #3. The Woods at Rock Creek Plat 1 Final Plat (County)

Motion to recommend City Council approval of The Woods at Rock Creek Plat 1 Final Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

C.Ender stated he has been opposed to this project from the beginning by it proceeding under Polk County subdivision requirements in lieu of City of Ankeny subdivision regulations. He feels it is unfair to the residents of Ankeny. He shared that the plat as presented today, he would not be in support of it. He shared that one way he could potentially support it, is if there were irrevocable petitions for annexation filed for the 19 lots. He stated that essentially the applicant would agree that the City would not be annexing the property now, but should the City have a need in the future, the City could do that.

S.Odson commented that there are other developments in the City similar to this one and wondered what makes this one any different. C.Ender stated what really distinguishes this one is the direct

connection to a City of Ankeny street where they are utilizing City infrastructure. L.West asked if he would support it if there were access to the development from SW Oralabor Road. E.Jensen shared that they cannot physically make the connection from SW Oralabor Road. The Commission then held a discussion regarding other areas of the city where there are similar situations.

E.Jensen commented that this is always going to happen with any city that has expanding edges. He further commented that the 2040 Comprehensive Plan does not have Ankeny growing any further west or annexing any of the land. C.Ender shared his reasoning for the City to have irrevocable petitions for annexation for all 19 lots and in his opinion, what it would accomplish. C.Ender commented that he wished he had pushed for this piece of property to be added to the 2040 Comprehensive Plan. A.Renaud asked where the access would be to Outlot Z if developed in the future. E.Jensen displayed the site plan and shared that the access would be off SW Oralabor Road. E.Jensen then explained that the terrain does not allow for the 19 lots on this plat to have access to SW Oralabor Road. There was further discussion regarding taxes on County properties versus City properties. C.Ender commented that he still just does not think it is right.

There was no further discussion by the Commission.

Motion by T.Flack to recommend City Council approval of The Woods at Rock Creek Plat 1 Final Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations. Second by G.Hunter. Motion carried 7 – 1. (Nay: C.Ender)

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 December 3, 2018, City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the December 18, 2018 Plan and Zoning Commission meeting and the November 2018 Building Permit Report. He also stated that there would be a public hearing on December 18, 2018 for a request to rezone property by the Polk County Aviation Authority.

Commissioner's Reports

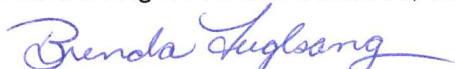
L.West asked staff if they knew whether the proposed Casey's Store on NW 36th Street and NW Irvinedale Drive was still going to be built. Staff was not aware of any changes in their development plan.

MISCELLANEOUS ITEMS

December 17, 2018 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, the meeting adjourned at 6:47 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission