

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, December 3, 2019
Ankeny City Hall – City Council Chambers
410 W. First Street, Ankeny, Iowa

CALL TO ORDER

Chair L. West called the December 3, 2019 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

AMENDMENTS TO THE AGENDA

T. Flack requested Item #3, 1606 NW Irvinedale Drive – Hidden Creek Commercial 2019 site plan be removed from the Consent Agenda. Motion by T. Flack to approve and accept the December 3, 2019 agenda with the removal of Item #3 from the Consent Agenda. Second by G. Hunter. All voted aye. Motion carried 7 – 0.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

There were no citizen's request.

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the November 19, 2019 minutes of the Plan and Zoning Commission meeting.

Item #2. 826/834 SE Creekview Drive - Ankeny-Norwalk Ready Mix Site Plan

Motion to approve the site plan for Ankeny - Norwalk Ready Mix site plan located at 826/834 SE Creekview Drive subject to City Council approval and recordation of a storm water easement.

Item #4. Brinmore Estates Plat 3 Final Plat

Motion to recommend City Council approval of Brinmore Estates Plat 3 Final Plat and recommend City Council authorization of \$6,961.50 cost participation for sidewalk oversizing and approval of a parksite dedication agreement, prior to acceptance

Motion by T. Ripper to approve the recommendations for Consent Agenda Item(s) #1, #2 and #4. Second by L. Anderson. All voted aye. Motion carried 7 – 0.

REMOVED CONSENT AGENDA ITEMS

Item #3. 1606 NW Irvinedale Drive - Hidden Creek Commercial 2019 Site Plan

T. Flack shared that she has a concern about the building materials on the proposed elevations. She shared that historically the Commission likes to see permanent buildings materials around the base of the whole building and asked if there is a way to place stone where the lap siding meets the ground.

Brent Culp, Snyder & Associates, Inc., 2727 SW Snyder Boulevard, Ankeny and Justin Dodge, HCS Builders, Inc. Justin Dodge shared that in their opinion the elevations as presented are very appealing and that placing stone behind the air conditioning units did not seem to make sense. He shared that they are willing to consider adding stone, if the Commission requires it. Brent Culp explained that the locations on the building where the lap siding goes all the way to the ground are insets from the main face of the building with air conditioning units and areas where mowing equipment would not be close to the building. Brent Culp and Justin Dodge presented a new elevation drawing to the Commission, which had a few last minute changes that the Commission did not have in their agenda packet. T. Flack asked whether lap siding is considered a permanent material. E. Carstens stated that in the past, the Commission has not considered lap siding as a permanent material. Brent Culp shared that there will be landscaping screens around the building where the lap siding meets the ground. Brent Culp and Justin Dodge discussed with the Commission in detail their reasoning for the use of the proposed building materials, the

landscaping for the site and the all-around design. E.Jensen suggested that if the Commission is okay with the lap siding in the recessed areas, the Commission might want to place a condition that they need to provide screening and/or landscaping in those areas. T.Flack also said that she would like the base of the drive-thru and sprinkler room bump outs wrapped in permanent material and further shared that she would be okay with the recessed areas not having permanent material at the base, if they place landscaping and/or screening in those areas. E.Jensen confirmed with the Commission that their request would be to have the two bump out areas wrapped in permanent material around the base like the rest of the building; and the lap siding in the recessed areas is fine as long as those areas are screened and/or have landscaping adjacent to them. D.Silverthorn also confirmed with the Commission if they are comfortable with staff reviewing the newly submitted elevations. The Commission all together agreed.

C.Ender inquired as to why the site plan does not show an outdoor play area. Justin Dodge stated the daycare is only for infants and that it meets the State requirement. C.Ender further said that there would need to be an outdoor play area if the use of the building changes to a non-infant daycare in the future. E.Jensen responded that the applicant would need to meet the State requirement at that time, just as they have with this site plan.

C.Ender said that he noticed there is no direct pedestrian connection from the daycare out to the public sidewalk. He would like to see the sidewalk connect at 18th Street. Brent Culp stated that the grade of the site makes it difficult to have a direct connection. L.Anderson agreed that parking spaces should not be considered an acceptable sidewalk for a daycare. The Commission, Brent Culp and Justin Dodge discussed multiple options to provide a sidewalk connection. E.Jensen commented that if the Commission's opinion is that there needs to be a sidewalk connection from the daycare to the public sidewalk, they could add it as a condition. He shared that Staff would work with the applicant to make sure they add a sidewalk connection to the site plan. C.Ender said he is okay with staff reviewing the change administratively.

There were no further questions from the Commission.

Motion by T.Flack to approve the site plan for 1606 NW Irvinedale Drive, Hidden Creek Commercial 2019, subject to providing permanent materials around the base of the two bump out areas, provide screening and/or landscaping around the recessed areas of the building and to provide pedestrian connection to the public sidewalk specifically for the daycare entrance; and subject to City Council acceptance of the public ingress/egress easement, public sidewalk easement, and storm water management facility maintenance covenant and permanent easement agreement. Second by C.Ender. All voted aye. Motion carried 7 – 0.

PUBLIC HEARINGS

There were no public hearings

BUSINESS ITEMS

Item #5. 725 SE 54th Street - Panama Transfer - Site Plan Rescindment

D.Silverthorn reported that the applicant, Panama Transfer, has notified City Staff that they are withdrawing from the property located at 725 SE 54th Street, on Lot 1, Panama Transfer Addition. Ankeny Zoning Code Section 192.02.9 states, *"The approval of any site plan required by this section shall remain valid for two years after the date of approval, after which time the site plan shall be deemed null and void if the development has not been established or actual construction commenced."* Staff is recommending that the Plan and Zoning Commission rescind the previously approved site plan for a Panama Transfer trucking terminal in order to make the property available for new site plan approval in the future.

The Commission asked staff if they knew why Panama Transfer withdrew the project. D.Silverthorn shared that Panama Transfer did not provide an explanation. The Commission and Staff held a discussion on the rescindment of a site plan versus leaving a withdrawn site plan to remain valid for two years.

Motion by A.Renaud to rescind the approved site plan for 725 SE 54th Street, Panama Transfer. Second by T.Flack. All voted aye. Motion carried 7 – 0.

REPORTS

City Council Meeting

A.Renaud reported on her attendance at the December 2, 2019, City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the December 17, 2019 Plan and Zoning Commission meeting and the November 2019 Building Permit Report. He further shared that there is a Joint City Council/Plan and Zoning Commission work session on Monday, December 9, 2019 at 5:30 p.m. in the City Council Chambers.

Commissioner's Reports

C.Ender thanked Commissioner Renaud for covering the City Council meeting for him and shared that he will not be at the Joint Work Session on Monday, December 9, 2019 due to a work conflict. C.Ender further shared with the Commission that his term is up at the end of January and he will not be seeking reappointment.

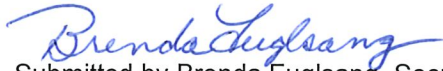
A.Renaud shared that everyone is welcome to attend McGough Construction's open house on Thursday, December 12, 2019 from 4:00 p.m. to 7:00 p.m.

MISCELLANEOUS ITEMS

December 16, 2019 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, the meeting adjourned at 7:06 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission