

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

**CALL TO ORDER**

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

**ROLL CALL**

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

**AMENDMENTS TO THE AGENDA**

Motion by G.Hunter to approve and accept the September 3, 2019 agenda without amendments. Second by J.Woodcock. All voted aye. Motion carried 4 – 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 August 20, 2019 minutes of the Plan and Zoning Commission meeting.

**Item #2. Ironman Final Plat (County)**

Motion to recommend City Council approval of the Ironman Final Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

Motion by T.Ripper to approve the recommendations for Consent Agenda Item(s) #1 - #2. Second by G.Hunter. All voted aye. Motion carried 4 – 0.

**PUBLIC HEARINGS**

There were no public hearings.

**BUSINESS ITEMS**

**Item #3. Scott A. and Gale O'Mara and D.R.A. Properties LLC request for voluntary annexation into the City of Ankeny**

R.Hulstrom reported Scott A. and Gale O'Mara and D.R.A. Properties LLC have requested annexation into the City of Ankeny. She shared the total land included in the proposed annexation is approximately 79.79 acres with right-of-way and is located south of NE 126<sup>th</sup> Avenue and east of Highway 69. R.Hulstrom stated the annexation area is identified on the Future Land Use Map as Open Space and/or Low Density Residential and if the properties are annexed, they will be zoned R-1, One-Family Residence District. R.Hulstrom presented an aerial map showing the annexation area in relation to the Ankeny City limits. She explained that only a portion of the proposed annexation area would be able to be served by the Harvest Ridge 8-inch sanitary sewer. She further said that the trunk sewer will need to be extended from NE 54<sup>th</sup> Street to serve the rest of the area and 12-inch water main will need to be extended north. R.Hulstrom shared that staff sent the required public notices and have 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 17, 2019.

G.Hunter asked whether there is a timeline for the City to provide utilities for this property if annexed. E.Jensen stated no. Voluntary annexations are different from an involuntary annexation. G.Hunter then asked who would be responsible to extend the sewer up through the property. E.Jensen shared that the City

and the developer would work together during development for the extension of utilities. L.West asked about storm sewer extension. Staff stated that it would also be part of the project when the property is developed. T.Ripper asked which property owners received notice of the proposed annexation. R.Hulstrom then presented the rezoning exhibit to the Commission, which showed the surrounding property owners that were notified of this proposed annexation.

The Commission had no further questions.

Jon Hanson, Snyder & Associates, 2727 SW Snyder Boulevard, Ankeny on behalf of Scott and Gale O'Mara shared that he does not have any additional information to provide and asked if the Commission had any questions.

T.Ripper asked if there are plans for the property. Jon Hanson stated the property owners have not disclosed any plans. He shared that they live out of state and believes that they may be just looking to add value to their property if they were to sell it.

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

The Commission had no further questions.

Motion by G.Hunter to close the public hearing, and receive and file documents. Second by J.Woodcock. All voted aye. Motion carried 4 – 0.

## **REPORTS**

### **City Council Meeting**

G.Hunter reported on his attendance at the September 3, 2019, City Council meeting.

### **Director's Report**

E.Jensen presented the tentative agenda items for the September 17, 2019 Plan and Zoning Commission meeting.

### **Commissioner's Reports**

There were no reports.

## **MISCELLANEOUS ITEMS**

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

## **ADJOURNMENT**

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



Submitted by Brenda Fuglsang, Secretary  
Plan & Zoning Commission