

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, February 21, 2017

Ankeny City Hall – City Council Chambers

410 W. First Street, Ankeny, Iowa

CALL TO ORDER

The February 21, 2017 meeting of the Plan & Zoning Commission was called to order at 6:50 pm by Chair T.Ripper.

ROLL CALL

Members present: L.Anderson, C.Ender, T.Flack, S.Houlihan, T.Ripper, K.Whiting, G.Hunter, S.Odson and L.West. Staff present: E.Jensen, E.Carstens, E.Bodeker, D.Gervais, D.Silverthorn, B.Fuglsang.

CONSENT AGENDA ITEMS

Item #2. Trestle Crossing Plat 3 Final Plat

Motion to recommend City Council approval of Trestle Crossing Plat 3 Final Plat.

Referencing Item#2, S.Odson asked how a new homeowner in a development would know if they are responsible for the maintenance and the depth of a detention pond.

Erin Ollendike, Civil Design Advantage, LLC, 3405 SE Crossroads Drive, Suite G, Grimes, Iowa stated she has not read the specific covenants but would assume it to be either in the covenants or part of the homeowners association agreement to maintain the pond. T.Flack stated within the homeowners association agreement there normally are stipulations as to what the dues cover. L.Anderson also commented as a homeowner you are paying the homeowners association dues and if the dues cover maintaining the pond then it would be the responsibility of the homeowners association to maintain.

S.Odson continued to state that he has concerns about a new homeowner not provided information ahead of time as to their responsibilities related to a detention pond. K.Whiting stated the homeowner would not have the responsibility to maintain the pond; it would be the homeowners association's responsibility. She continued to state the homeowner association may assess the homeowner, if needed, and that disclosure should be provided to them when they purchase the property. S.Odson responded to say that in these situations throughout the community, it would be "buyer beware."

G.Hunter asked who is responsible to monitor the depth of the ponds. E.Jensen stated the City does not currently have an ordinance for private detention ponds. L.West also asked if there is an enforcement process related to the detention ponds. E.Jensen stated presently there is not and is not aware of what that process would be. If concerns came to the attention of the City that the detention function is not occurring, the City would contact the homeowners association since it is not public ownership and it would be up to the homeowners association to make sure it meets the detention requirements.

C.Ender asked if there is temporary turnarounds planned for NW 25th and NW23rd Streets or will the adjacent property be developed soon enough to where there is no need for temporary turnarounds. E.Ollendike stated there currently are no temporary turnarounds planned at the end of the two streets. She stated they have not been required to add them and is unable to speak for the property owner next to this development as to when they will be developing the land. E.Jensen stated staff would follow up with the Fire Department and the Public Works Department to verify if there is a need for temporary turnarounds.

Motion by T.Flack to approve recommendations for Consent Agenda Items #1 - #2. Second by G.Hunter. All voted aye. Motion carried 9 – 0.