

**Meeting Minutes**  
**Plan & Zoning Commission Meeting**  
Tuesday, April 4, 2017  
Ankeny City Hall – City Council Chambers  
410 W. First Street, Ankeny, Iowa

**CALL TO ORDER**

The April 4, 2017 meeting of the Plan & Zoning Commission was called to order at 6:30 pm by Chair T.Ripper.

**ROLL CALL**

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

**PUBLIC HEARINGS**

**Item #4. Beverly A. Allen; and Dale and Dolores A. Stall request for voluntary annexation into the City of Ankeny.**

T.Ripper opened the public hearing.

**Staff Report:** D.Silverthorn reported Beverley A. Allen; and Dale and Dolores A. Stall have requested annexation to the City of Ankeny. He stated the land is approximately 155 acres of land, generally located in the northwest quadrant of NW 110<sup>th</sup> Ave (NW 36<sup>th</sup> St) and NW 16<sup>th</sup> St (NW Irvinedale Dr.). The annexation area consists entirely of petitioned land and is contiguous with the corporate boundary of Ankeny. This annexation area is identified in the Comprehensive Plan as Low-Density Residential, Medium-Density Residential, High-Density Residential, Mixed-Use 1: Neighborhood Commercial, Bluebelt/Greenway, Management Area and Parks. D.Silverthorn stated staff would present a complete staff report at the next Plan and Zoning Commission meeting on April 18, 2017.

T.Ripper asked for clarification on Management Area. D.Silverthorn stated he is not aware of how it is exactly defined in the Comprehensive Plan. E.Carstens stated it is storm water management.

C.Ender asked if there are any current development proposals for this piece of land. D.Silverthorn stated he is not aware of any. The applicants are intending to keep it as agricultural land for the next couple of years. He stated there are no services near this site and there will not be any in the immediate future.

Rebecca Greiner, 1728 NW 122<sup>nd</sup> Street, Clive, Iowa stated she is here as a representative for her parents Dale and Dolores Stall and her aunt Beverly Allen. Ms. Greiner stated they are looking to annex the property since one-half of the farm was annexed in a year ago which has been sold and houses are currently being built on the land. She stated her father has passed away and her mother is in senior housing so their intentions are to annex the land now for future sale of the property.

S.Odson asked if they anticipate developing the land, or do they anticipate selling the land to a developer. Ms. Greiner stated for her parents land, they anticipate selling the land to a developer. For her aunt's land, her uncle has tentative plans to keep 10 acres on the corner of NW 16<sup>th</sup> Street and NW 36<sup>th</sup> Street to possibly lease to other businesses and the remainder of the land would be sold to a developer. S.Odson asked if her aunt and uncle were present at the meeting. Ms. Grenier stated no they are not. They currently live in Hawaii. S.Odson asked if her aunt and uncle have looked at the Comprehensive Plan for future development. Ms. Grenier stated she believes they have not.

Motion by T.Flack to close the public hearing, and receive and file documents. Second by G.Hunter. All voted aye. Motion carried 9 – 0.

**Meeting Minutes**  
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Tuesday, April 18, 2017  
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410 W. First Street, Ankeny, Iowa

**CALL TO ORDER**

The April 18, 2017 meeting of the Plan & Zoning Commission was called to order at 6:30 pm by Chair T.Ripper.

**ROLL CALL**

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

**BUSINESS ITEMS**

**Item #5. Beverly A. Allen; and Dale and Dolores A. Stall request for voluntary annexation into the City of Ankeny.**

**Staff Report:** D.Silverthorn reported Beverly A. Allen; and Dale and Dolores A. Stall, the property owners, have requested annexation to the City of Ankeny. He stated the land is approximately 155 acres of land, generally located in the northwest quadrant of NW 110<sup>th</sup> Ave (NW 36<sup>th</sup> St) and NW 16<sup>th</sup> St (NW Irvinedale Dr.). The annexation area consists entirely of petitioned land and is contiguous with the corporate boundary of Ankeny. He continued to state that the annexation area is identified in the Comprehensive Plan as Low-Density Residential, Medium-Density Residential, High-Density Residential, Mixed-Use 1: Neighborhood Commercial, Bluebelt/Greenway, Management Area and Parks. If annexed, the property will initially be zoned R-1, One-Family Residence District, as is all newly annexed land. D.Silverthorn stated 30" public sewer exists to the southwest along the High Trestle Trail and 12" public water exists to the south along NW Irvinedale Dr., near the High Trestle Trail. D.Silverthorn referenced a map indicating the location of sewer and water services. He stated both sanitary and water services would be extended north following development of the Harmon and Koethe properties on the west side of NW Irvinedale Dr. D.Silverthorn stated a consultation meeting was held on April 10, 2017. Notice of the meeting was sent via certified mail to the Polk County Board of Supervisors, Polk County Planning & Development, Crocker Township Trustees, and Ankeny Community School District. He stated the parties invited to the consultation meeting had seven days from the date of the consultation meeting to submit written comments regarding the proposed annexation and to date staff has not received any written comments. D.Silverthorn stated the Commission held a public hearing on the proposed annexation on April 4, 2017. The only discussion that occurred was in regard to future development plans as to selling off their property and the general timeframe for development. At this time, there are no plans to develop the land and they plan to keep it as agricultural land for the next couple of years. The proposed annexation generally complies with the City of Ankeny's annexation policy. Therefore, staff is recommending that the Plan and Zoning Commission recommend City Council approve the voluntary annexation of the Allen-Stall property.

Motion by L.West to recommend City Council approve the voluntary annexation of the Allen-Stall property. Second by G.Hunter. All voted aye. Motion carried 7 – 0.