

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, May 2, 2017

Ankeny City Hall – City Council Chambers

410 W. First Street, Ankeny, Iowa

CALL TO ORDER

The May 2, 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, K.Whiting, G.Hunter, and S.Odson.

Absent L.West. Staff present: E.Jensen, E.Carstens, E.Bodeker, D.Gervais, D.Silverthorn, B.Fuglsang.

AMENDMENTS TO THE AGENDA

Motion by G.Hunter to accept the agenda as submitted. Second by T.Flack. 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 April 18, 2017 minutes of the Plan and Zoning Commission.

Motion by K.Whiting to approve recommendations for Consent Agenda Item #1. Second by T.Flack. All voted aye. Motion carried 8 – 0.

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS

Item #2. 175 SW Oralabor Rd. – Canoyer's Garden Center Site Plan.

Staff Report: D.Silverthorn reported that the subject site is 1.38 acres and is located on Lot 3, Clarks Corner Plat 2, west of the Community Choice Credit Union at the intersection of SW Oralabor Rd and S Ankeny Blvd. The site is zoned C-2, General Retail and Highway Oriented Commercial District. He stated the proposed development is a 13,965 square-foot commercial greenhouse. The proposed site plan includes site improvements for the building, associated parking, landscaping, utility service connections, and stormwater management. There are 71 parking spaces provided, and 70 of which are required. The landscaping shown on the proposed site plan complies with all applicable regulations. D.Silverthorn stated the subject site drains to the west via a 15' storm sewer easement toward a shared detention basin and storm sewer easement on Lots 1 and 2, Clark's Corner Plat 2. The site will connect to the existing 6" water service along SW Oralabor Rd, and 8" sanitary sewer service along the private drive to the south of the property. He stated this site plan was left off of the Consent Agenda, and placed on the agenda as a Business Item due to the proposed building materials. The proposed material for the building where it is not glass is a foam-insulated metal panel siding. Staff does not consider this a permanent material consistent with what the Commission typically requires and the applicant would like to discuss this material with the Commission. Staff recommends that the Plan and Zoning Commission approve the site plan for 175 SW Oralabor Rd, Canoyer's Garden Center, subject to staff approval of a revised grading plan, which conforms with ADA compliance for the pedestrian access from the public walk along SW Oralabor Rd to the building.

Shane Devick, Civil Engineering Consultants, Inc., 2400 86th Street, Des Moines and Kyle Canoyer, Canoyer's Garden Center, 3355 SE Gateway Drive, Grimes. Mr. Devick stated they would like to discuss the material, which is below the glass on the building. He presented pictures of the Canoyer's Garden Center in Grimes built about four years ago. Mr. Devick stated the material integrates well with how the building is constructed. It is steel framing mostly glass and the panels are steel with foam insulation.

Mr. Canoyer commented with garden centers, transitioning from glass down to the knee wall, there is always issues with water leaking. The material was engineered and manufactured at a facility in Ohio to assist in eliminating water leakage at the transition point for greenhouses. Mr. Canoyer provided a sample of the material for the Commission to look at. He continued to state that the material is a very nice clean look. Mr. Canoyer stated that one-half of the building will be hard goods and the other half will be of a glass-roof greenhouse material. In the hard goods portion of the building, there will be offices and a gift shop with home décor. He stated they have been doing this for 30 years and over the years have found that this material works really well. He continued to say that they hope to use this product in Ankeny. He then referenced the brochure on the material where it provides impact resistance testing information. Mr. Canoyer understands there is an importance of not having a building that looks all dented up within a couple years. He then asked the Commission if anyone had any questions.

C.Ender asked what the life expectancy is of this material. Mr. Canoyer stated he does not have an exact answer at this time. C.Ender asked how old is their building in Grimes? Mr. Canoyer stated his oldest building that would have this material, and this product is an upgraded version, is the Papillion building, which was built in 2006. Mr. Canoyer stated the material is holding up very well and it does not have any dents on the outside. He stated in Grimes they were required to use a different panel but they feel this panel as presented will hold up much better.

T.Ripper asked about the size of their Grimes site. Mr. Canoyer stated the building is 22,000 sq. ft. along with an area outside. He stated the building in Ankeny would be about 14,000 sq. ft. and their goal is to make the Ankeny building an upgraded version of the Grimes building. Mr. Canoyer stated they are going for a more modern industrial type building, with an air-conditioned gift shop and finished material on the inside. He continued to state that the site in Ankeny would be a pure retail center, not a growing facility. T.Ripper asked if they would have trees and wreaths during Christmas time. Mr. Canoyer stated no trees, but they will do fresh greens, poinsettias, and wreaths. He stated in the spring, the biggest item they would possibly carry would be a 7-gallon fruit tree.

C.Ender asked if they will have outside sales or storage. Mr. Canoyer stated no. He continued to state that there will be an aluminum fenced area on the backside that will have shrubs and products that do better outdoors than inside. He stated the Grimes destination will host all the semis and they will use vehicles similar to a cube van to ship products over to their Ankeny site.

T.Ripper asked if he has forecasted sales for the first year in Ankeny. Mr. Canoyer stated that he believes the Ankeny location will bring in just under 1 million. T.Ripper asked if they have done any market analysis. Mr. Canoyer stated he has not completed any direct market analysis but when he purchased the property there was some market analysis data provided to him and it showed leakage out of Ankeny going to Des Moines. He stated that was one reason why they want to place a higher-end facility in Ankeny.

C.Ender stated there is two different thicknesses of the building material presented and asked which one they plan to use. Mr. Canoyer stated they would be using the 2" as it works best for their needs.

T.Flack stated historically the Commission has required permanent building material but she does not fully understand the greenhouse world from a business decision perspective. She stated there is a lot of panel on this particular building and her concern is what it will look like 10 years from now. Mr. Canoyer stated they do have a unique building compared to traditional buildings but states he has a product that has been at the Papillion site for 11 years with no fading and no dents, and this is an upgraded version of that material. Mr. Canoyer reiterated that image is very important to the Canoyer family.

G.Hunter confirmed with E.Jensen that the material is not against the code. He does understand that historically the Commission has favored strength and permanence. T.Flack stated this site plan does provide for a unique material. G.Hunter continued to state if this is our expectation as a community, then it needs to be placed in the Code. E.Jensen then shared with the Commission Code Chapter 192.02(3)(B) Site Plan Requirements – Building Design. E.Jensen stated he believes the Commission does have some flexibility as you read the Code although

the Commission has historically sided on the strength and permanence. K.Whiting stated that she likes the flexibility that the Code provides. C.Ender commented that there are metal panels on a building in the area, the TruGreen Building, which is two buildings down from this site facing SW Oralabor Road. He stated the Canoyer building would have mostly glass facing SW Oralabor. C.Ender stated he is favorable to the building material and design. T.Ripper stated when you talk permanence you want a building to maintain its character. S.Odson stated he does not see this building being any different from any other steel building. He stated in his opinion it will not hold up, there will be dents. He reaffirmed that he feels there needs to be durable material 30" in height.

Motion by K.Whiting to approve the site plan for 175 SW Oralabor Rd., Canoyer's Garden Center. Second by C.Ender. Motion carried 7 – 1 (nays: S.Odson).

REPORTS

City Council Meeting

K.Whiting reported on her attendance at the May 1, 2017, City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the May 16, 2017 Plan and Zoning Commission meeting.

Commissioner's Reports

S.Houlihan commented that she attended the ISU Planning and Zoning for Local Officials Workshop and stated it was very good information.

K.Whiting commented as they relook at the sign ordinance, she would like the Commission to address the remnants of old signs left on buildings when signs are removed or changed.

S.Odson asked if there was any update on the Comprehensive Plan. E.Jensen stated the tentative date for the next meeting is May 24th.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:07 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission