

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, June 20, 2017

Ankeny City Hall – City Council Chambers

410 W. First Street, Ankeny, Iowa

CALL TO ORDER

The June 20, 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, S.Odson and L.West. Staff present: E.Jensen, E.Carstens, E.Bodeker, D.Gervais, D.Silverthorn, B.Fuglsang.

AMENDMENTS TO THE AGENDA

Motion by T.Flack to accept the agenda as submitted. Second by C.Ender. All voted aye. Motion carried 9 - 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 June 6, 2017 minutes of the Plan and Zoning Commission meeting.

Item #2. Georgetown Plat 11 Final Plat

Motion to recommend City Council approval of Georgetown Plat 11 Final Plat.

Item #3. Ankeny Business Park Plat 5 Final Plat

Motion to recommend City Council approval of Ankeny Business Park Plat 5 Final Plat.

Item #4. Christian Juon Estates Plat 2 Preliminary Plat (County)

Motion to recommend City Council approval of Christian Juon Estates Plat 2 Preliminary Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

Item #5. The Crossings at Deer Creek Plat 1 Final Plat

Motion to recommend City Council approval of the Crossings at Deer Creek Plat 1 Final Plat and recommend City Council authorization of cost participation in an amount not to exceed \$36,173.75 for 12-inch water main, 15-inch sanitary sewer, and 8-foot sidewalk.

Motion by G.Hunter to approve recommendations for Consent Agenda Items #1 - #5. Second by C.Ender. All voted aye. Motion carried 9 – 0.

PUBLIC HEARINGS

Item #6. Diamond Development, LLC requests to rezone property owned by B & W Farms, LLC from R-1, One-Family Residence District to R-3, Multiple-Family Residence District, restricted to Single-family residential.

T.Ripper opened the public hearing.

Staff Report: D.Silverthorn reported Diamond Development, LLC is requesting to rezone property from R-1, One-Family Residence District, to R-3, Multiple-Family Residence District, restricted to single-family residential. He stated the property is approximately 139.08 acres, located northwest of the intersection of

NW Irvinedale Drive and the High Trestle Trail. Properties to the north and northeast are zoned R-3, Multiple-Family Residence District, restricted to 10 units per acre. Properties to the east and southeast are zoned R-3, Multiple Family-Residence District, restricted to single-family residential; and R-1, One-Family Residence District. The properties south of the High Trestle Trail are zoned Trestle Point PUD. Properties to the west and southwest are zoned R-1, One-Family Residence District. D.Silverthorn stated the Ankeny Comprehensive Plan indicates the subject area as low-density residential, medium-density residential, bluebelt/greenway, and conservation area; therefore, the proposed rezoning is consistent with the Future Land Use Map. He stated the developer has submitted the required rezoning petitions consisting of the signatures of more than 50% of the land area subject to the rezoning, as well as the signatures of the owners of at least 60% of the land within 250' of the subject property. D.Silverthorn stated notifications of the public hearing were sent to the property owners within 250' of the property and a legal notice was published. He stated the rezoning signs were posted on the property by the required date of June 12, which is at least seven days prior to the public hearing. Staff will present a complete staff report at the next Plan and Zoning Commission meeting on July 5, 2017.

C.Ender asked if the bluebelt/greenway and conservation area would be addressed during the platting stages to protect them for conservation. E.Carstens stated they are natural drainage areas and as the land is platted, the drainage through the property will be addressed at that time.

Ryan Hardisty, Civil Design Advantage, LLC, 3405 SE Crossroads Drive, Ste. G, Grimes stated he is representing Diamond Development, LLC. He stated the proposed zoning for the site would be R-3, restricted to single family. Mr. Hardisty then presented a map showing the concept for the site, which does take into account the natural drainage areas. Mr. Hardisty stated they are proposing multiple detention basins in the lower areas of the site due to the natural drainage patterns. He asked if the Commission had any questions.

T.Ripper asked if anyone in the audience would like to speak for or against the request.

Dan Schomer, 3230 NW 22nd Street, Ankeny stated they live just south of the High Trestle Trail and commented their concern was the R-3 zoning, restricted to single family residential and would like to know why it would not just stay zoned as R-1.

E.Carstens stated the R-3, restricted to single family allows for smaller lot sizes and smaller setbacks. He stated it is somewhat common for developers that want to build smaller entry-level type homes, to request the R-3 zoning. Mr. Schomer stated their main concern is that they did not want to have three-story apartment buildings right behind them but if the plan is as they presented tonight, they would be okay with the zoning change. Mr. Schomer also asked about services in this area as the City continues to develop such as, grocery stores, roads and schools.

T.Ripper shared with Mr. Schomer that it has to do with good comprehensive planning. He stated the City is currently updating their Comprehensive Plan. T.Ripper stated the School District also has their own plans for growth. T.Ripper continued to state that it is a joint effort, the City and School District do work closely together in future planning. E.Carstens presented the Future Land Use Map for the area that Mr. Schomer was inquiring about which showed zoning for future commercial development. E.Carstens stated, as there are more rooftops built in the area, there will be new commercial development. K.Whiting recommended Mr. Schomer visit the City's website to view a copy of the full Comprehensive Plan, which shows the residential and commercial zoning districts.

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

Item #7. Rock Creek Commercial, LLC requests to rezone property from C-1, Neighborhood Retail Commercial District to PUD, Rock Creek Commercial Planned Unit Development.

T.Ripper opened the public hearing.

Staff Report: D.Gervais reported Rock Creek Commercial, LLC is requesting to rezone 3.355 acres from C-1, Neighborhood Retail Commercial District to Rock Creek Commercial PUD, Planned Unit Development. She stated the property is located approximately 660-feet east and north of the NW 36th Street and NW Irvinedale Drive intersection. D.Gervais stated the subject area was zoned C-1 on September 28, 2015 as part of a larger rezoning that included the Courtyards at Rock Creek PUD to the east and R-3, Multiple-Family Residence Districts with restrictions to the north and east. She stated the applicant has proposed to build mini-storage on this site, but the C-1 district does not allow the use. City staff has recommended a planned unit development instead of opening the zoning up to all C-2, General Retail and Highway Oriented Commercial District uses. D.Gervais stated as a tradeoff for a more intense use, City staff has worked with the developer to require brick or stone on the elevations around the perimeter of the project, limiting building signage to 60 square feet, and require wrought iron fencing along with screening requirements. D.Gervais stated the Statement of Architectural Character, as part of the PUD document that the Commission received with the agenda, did not include additional elevations since the developer provided the proposed elevations to City staff on Monday, June 19th. D.Gervais presented a copy of the elevations to the Commission and commented that they are not final. D.Gervais stated the developer has submitted the required rezoning petition owner signatures, consisting of 100% of the land area subject to the rezoning, as well as 97.64% of the land area within 250' of the subject property, not including City of Ankeny. She stated additionally, this breaks down to four of 7 or 57.14% of the owners within 250' of the subject property, not including City of Ankeny. Staff will present a complete staff report at the next Plan and Zoning Commission meeting on July 5, 2017.

T.Flack asked D.Gervais why the three did not sign off on the rezoning, did they say, "no" or did they not respond. D.Gervais stated that would be a question for the developer to answer.

C.Ender asked about the incomplete sentence on the Signage page of the PUD document. D.Gervais stated that it was removed, and the developer submitted the change to the City on Monday, along with the proposed elevations.

Justin Bauer, 311 NE Mission Court, Ankeny stated he and two partners are the landowners of this PUD. He stated they are also the developer for the Courtyards at Rock Creek. He stated the idea behind this project is that the Courtyards at Rock Creek only have two car garages, and there are some people who have said if there was storage nearby they would consider buying in this area. Mr. Bauer stated another reason they liked the idea of storage is they would then have some control as to what the Courtyards at Rock Creek have directly behind them. He stated this would provide control over the site plan and it would be a guaranteed quieter neighbor for them. Mr. Bauer stated they are considering building the storage themselves. He stated they did have someone come into their office this week and present them with an elevation showing the façade of a storage unit that they would recommend. He presented the elevation to the Commission. Mr. Bauer stated they are looking at a two-story unit, all stone and brick. He stated the parking would be toward the front of the building, so the back would be toward the Courtyards at Rock Creek. This would provide the residents a quieter environment.

S.Odson asked if this would be a single story or two-story. Mr. Bauer stated the one they were looking to build would be a single story. He stated the company that came to them this week would like to do conditioned, all enclosed, two-story.

T.Flack asked Mr. Bauer why the three did not sign off on the rezoning, did they say, "no" or did they not respond. Mr. Bauer stated he has no idea.

S.Houlihan asked if Rock Creek Commercial goes with a self-enclosed type storage design, does the PUD still require the fence. E.Jensen stated the PUD requires brick and stone as it is written in the PUD, and the wrought iron fence. Mr. Bauer reiterated that they want to protect their residents at the Courtyards at Rock Creek to make sure things are quiet for them and they do not want traffic on the backside of the proposed storage building.

S.Odson asked if they own Lot X. Mr. Bauer stated yes.

T.Ripper asked if anyone in the audience would like to speak for or against the request. He then asked the Commission if they had any further comments.

G.Hunter stated he would prefer a single story to a two-story. S.Odson stated he likes the idea of them controlling what will be built next to the Courtyards at Rock Creek.

Motion by K.Whiting to close the public hearing and receive and file documents. Second by C.Ender. All voted aye. Motion carried 9 – 0.

Item #8. PAR Partners, LLC requests to rezone property owned by Dennis E. Jordan, Joseph & Elizabeth Origer, Leroy Brown III, Nello Medici Life Estate (North), Nello Medici Life Estate (South), Sante & Nello Medici, and Jerome & Josephine Schmitt from R-1, One-Family Residence District to PUD, Planned Unit Development.

T.Ripper opened the public hearing.

Staff Report: E.Bodeker reported PAR Partners, LLC is requesting to rezone property from R-1, One-Family Residence District to PUD Planned Unit Development. She stated the subject property is roughly 25 acres located in the southeast quadrant of Ankeny, generally located east of S. Ankeny Boulevard, south of SE 33rd Street and SE Primrose Drive. The rezoning area was recently annexed into the City of Ankeny. E.Bodeker stated the land to the north of the subject property is zoned R-3 restricted to single family. The property to the west and south of the subject area is located within the County and is zoned LDR, Low Density Residential District. The Carney Marsh is located to the east of the subject property. She stated the subject area is not identified in the current Comprehensive Plan however this area was identified as Low Density Residential in the 2004 Comprehensive Plan. She commented the applicant is not required to do a Land Use Plan Amendment due to the rezoning application complying with the five units/acre density requirements for Low Density Residential. E.Bodeker stated the PUD concept plan divides the subject property into two different areas. Area A is identified in the PUD for single-family detached lots and Area B is identified in the PUD as single-family attached or detached townhomes. She stated Area A will connect to the existing SE Primrose Drive and extend into a cul-de-sac and the cul-de-sac extension off of SE Primrose Drive will be a public street. E.Bodeker stated Area B will have access off of S. Ankeny Boulevard and the street will be looped off of the single access point. She stated the streets in Area B will be private streets and will be owned and maintained by the Area B's homeowners association. She continued to state the sanitary sewer will be extended south from SE Primrose Drive. The townhome area will be served by a new 8-inch private sanitary sewer located in the center of the private drives. The private sanitary sewer will flow to a proposed private lift station. This private lift station will ultimately connect to the public sanitary sewer. E.Bodeker stated the developer will connect the existing water main located at the south end of SE Primrose Drive and extend it through the single-family detached area. The water main will be extended west through Area B and connect to one of three options for existing water main located to the west of the subject area. She stated the city and the developer are currently looking at some options for alleviating some of the storm water concerns to the north. Those options are currently being discussed and reviewed by the city. The developer has submitted the required rezoning petitions and Staff will present a complete staff report at the next Plan and Zoning Commission meeting on July 5th, 2017.

S.Odson asked where the discussions are and how they are proposing to alleviate the storm water to the north. E.Bodeker stated they are waiting on an updated cost estimate. She stated Mr. Culp might be able to provide more information as to where they are at in those discussions.

Brent Culp, Snyder and Associates, Inc., 2727 SW Snyder Blvd., representing PAR Partners, LLC presented a map showing how the existing topography lays out. He stated they have been in discussions and working with the City's engineering staff on some options that basically include Primrose Drive. He explained to the Commission how the water currently flows and shared with them what they are looking to do to improve the current water situation. He stated they have received costs from two different contractors and shared that Tom Davies and Matt Boelman are willing to do some cost sharing on the project.

Mr. Culp then presented the rezoning map of the property. He stated they had 63.33% of the surrounding 250' area sign off on the rezoning. He stated the overall PUD originally started out with 14 lots but while working with the City planning and engineering staff they have cut back to 11 lots, which makes the lot sizes more significant. Mr. Culp stated all the lots would be located outside the wetlands, so there will not be any type of easement in the wetlands. He stated they have been working with the Iowa DOT with their widening of Hwy 69 into a 5 lane with a two-way left turn center lane from 70th Street north. He stated the main concern from the DOT is the stacking and the alignment of 72nd Street. Mr. Culp restated information that E. Bodeker reported on the sanitary sewer and water main size and locations. He stated the overall density would be less than 5-units per acre as the current concepts are 3.2 to 3.5-units per acre. He continued to state they are looking at one and two-unit connected townhomes in Area B but the final plan will be based on market need. Mr. Culp stated the first phase would include Area A and the southern portion of Area B. He stated there is no plan to connect Area A and Area B. He then referenced a map showing the storm water information on the north side of Area B and provided information on their plan to divert the overland drainage. He presented the wetland delineation map to the Commission and shared that it eventually will be sent to the Corp of Engineers.

Tom Davies, 2611 NE Bellagio Drive, Ankeny stated the single-family home pricing would be somewhere in the range of \$275,000 to \$400,000 in Area A. The townhomes in Area B would include a clubhouse concept; more geared toward your active adult community, more ranch and villa style townhomes. He stated prices will range from \$230,000 to \$400,000 and they are working on four different plans. He asked if the Commission had any questions.

Mr. Culp then stated they put together a neighborhood meeting for Monday, June 19th and sent notices to 63 people and only two showed up for the meeting. He stated they did find out that some of the neighbors notified them that they did not receive their notice of the meeting until Tuesday, June 20th.

L. West asked if they would be making the storm sewer adjustments to the north at the same time they begin this development. Mr. Culp stated yes. During Phase I they would have to make the adjustments in Area A and Area B.

S. Odson asked where will they be placing the pump station. Mr. Culp stated on the lowest point on the site.

L. West asked if the Homeowners Association would only cover Area B. Mr. Culp stated yes. He stated they are in discussions to possibly have all the wetlands owned by the Homeowners Association.

T. Ripper asked if anyone in the audience would like to speak for or against the request. He then asked the Commission if they had any further comments.

Rachel Nichols, 3804 SE Grant Street, Ankeny stated she did not receive her notice of the neighborhood meeting that was held on Monday, June 19th until Tuesday, June 20th, which was after the meeting was held. She commented that is probably why a lot of people did not attend.

S. Odson asked Ms. Nichols if she had any comments on what was presented at the meeting tonight. Ms. Nichols stated they do have a lot of water flow in their back yard and depending on the amount of rain; they could have water sitting in their yard for four days. She stated as long as they are working on something that will drain it away from their property rather than adding to it, it will definitely be a bonus for them because that was their concern.

T. Ripper asked Mr. Culp if he covered everything at the meeting tonight that he covered at the neighborhood meeting. Mr. Culp stated yes.

G. Hunter commented he wants to make it clear, this project will not necessarily fix Ms. Nichols drainage issues in her backyard but it is not going to add any water to it. The diversion systems will be in Area B of the subject property, so nothing will drain north and there will not be any additional water created by this

development. Ms. Nichols understands that this project will not fix their water issues she just did not want anything to make it worse.

Brett Price, 3502 SE Plum Court, Ankeny commented as it relates to his water issues that he feels the railroad split the marsh in half and that is causing part of the problem behind his home. He asked if there could be a pipe placed under the railroad to allow the water to flow onto the property on other side of the railroad. He referenced a map and showed the Commission how the water flows through his yard. He stated his problem is that there is so much water, it cannot permeate through the land to get to the marsh and then it collects for four days in his yard before it can go through. Mr. Price stated he understands they are trying to develop the land and are attempting to alleviate the water flow issues on his property but is still concerned.

Ryan Wiedenhoff, 3604 SE Primrose Drive, Ankeny stated that the neighborhood immediately to the north is R-3 single family and their concern is rezoning to PUD would allow for the potential of more townhomes. Mr. Wiedenhoff stated currently, the north side of 33rd and the other side of Hwy 69 has that general class of homes. He asked if there is a way to rezone Area A and Area B independently, or does it have to be one lot. If the intent is to have a portion of the property single family, why not zone it as such, or similar to the R-3 single family restricted. His concern is that zoning it PUD leaves it completely open.

S.Odson shared that if it is zoned PUD, the Commission has to look at and approve the plan. If they sell the property, then the new property owner would have to create a new PUD, which would have to be voted on again by the Commission. S.Odson continued to explain the PUD process versus other zoning.

C.Ender asked if either staff or the representative could provide some insight into the storm water section of the PUD document, where it notes that in exchange for the connection of the relief project we will waive quantity and quality. Mr. Culp stated Area B would have all the detention requirements. He stated on the east side it has to do with time and concentration, and when the peak flows hit. Mr. Culp stated to the north they do not have detention and if we take and detain and release ours, there is a concern of the peaks hitting at the same time, it actually would be worse than if they would only take the water away from their area. Mr. Culp continued to state that there is the wetland area, which would be the water quality aspect of it, and that is why they are proposing the relief project. C.Ender asked if both quantity and quality would cause this problem and, if you just addressed quality would you still have this problem. Mr. Culp stated with the wetlands, the quality is natural as opposed to releasing something over a 24-hour period to try to obtain a water quality volume. He stated they would release it into the wetland area and the wetlands would serve as the water quality. C.Ender asked if other practices such as soil quality, restoration, and deep tillage have been explored as options. Mr. Culp stated not at this point. C.Ender stated he has a concern with waiving those as we may be setting a precedence for future projects. C.Ender commented he would like there to be some requirement incorporated within the PUD. He stated he appreciates that they have the relief of the existing conditions for the neighborhood to the north but there still needs to be something done in that area. C.Ender stated he feels we should not give an outright waiver of both quantity and quality, maybe one or the other.

C.Ender then asked about a clause within the PUD document under architecture. He stated it talks about no single elevation cannot be identical to the one next to it and commented he likes the idea but questions whether it may be too restrictive. T.Flack stated the person who is buying the property should be aware prior to making the purchase. G.Hunter stated he prefers homes that are built next to each other not be identical. Mr. Culp stated by changing floor plans and adding different brick or stone on the home would meet this condition. Mr. Culp asked E.Bodeker how staff has enforced this in the past. E.Bodeker stated that differentiating by adding stone and using different colors would comply.

C.Ender commented that as it relates to Area B where the street intersects with Hwy 69, he appreciates that they are working closely with the DOT on the alignment with the opposing street. He stated he does have concerns for traffic that would be turning left into this development because of the amount of traffic heading north on Hwy 69. Mr. Culp stated they are working closely with the district engineers on the alignment.

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

BUSINESS ITEMS

Item #9. Classic Development, LLC. requests to rezone property from R-2, One-Family and Two-Family Residence District to PUD, Planned Unit Development.

Staff Report: E.Bodeker reported Classic Development, LLC. is requesting to rezone property from R-2, One-Family and Two-Family Residence District to PUD, Planned Unit Development. She stated the subject property is located east of NW Irvinedale Drive, approximately a quarter mile north of NW 36th Street. The land to the east and north of the subject property is zoned R-2. The property located to the south of the subject property is zoned R-3, Multiple-Family Residential District with restrictions. Property located to the west of the subject property is identified as Low Density Residential in the Comprehensive Plan. The City is currently processing a voluntary annexation that includes this property. E.Bodeker stated the PUD concept plan provided shows how this area could potentially be developed. NW 43rd Street runs east from NW Irvinedale Drive. NW Northwood Drive, NW Countrywood Drive NW Cedarwood Drive and another north south street will connect NW 43rd Street to NW 41st Street which also runs east and west. She stated the proposed PUD allows a minimum lot area of 6,200 square feet, a minimum lot width of 54 feet, 25 foot front and rear yard setbacks and a side yard setback of 5 feet. E.Bodeker stated the intent of this development would be similar to the developer's Villas at Stonehaven project. The Plan and Zoning Commission held a public hearing on the proposed rezoning on June 6th, 2017. She stated one question that was brought up at the public hearing was whether the four single-family lots are included in the PUD area. Based on that discussion the developer has added notes to the PUD that includes the R-2 Bulk regulations and that clarifies how these four lots will be developed. E.Bodeker stated the proposed rezoning is consistent with the Land Use Plan. Questions brought up at the public hearing were addressed by the applicant. Therefore, staff recommends that the Plan and Zoning Commission recommend City Council approve the rezoning request from R-2, One-Family and Two-Family Residence District to PUD, Planned Unit Development.

S.Odson asked if all twelve homes will be identical on Irvinedale Drive.

E.Ollendike, Civil Design Advantage, 3405 SE Crossroads Drive, Ste. G, Grimes, representing Classic Development, LLC stated that there are different floor plans and different homes that have been presented. S.Odson asked if the exterior of these homes would be pretty much identical to what is in the development on the south side of town. Ms. Ollendike stated she did convey his concern to the developer about having identical elevations along the entire length of Irvinedale Drive. She stated the developer will definitely attempt to mix up the different homes in this development. Ms. Ollendike also commented there will be more landscaping and berms than what is in the development to the south. C.Ender stated maybe there could be a provision placed in the PUD regarding identical elevations within the development. T.Flack stated she would support adding a provision. L.West stated she would support that also. L.West stated she still feels the lot sizes are too small. E.Ollendike stated she looked at the lot sizes at the Villas at Stonehaven, they are not too different, and the lots along Irvinedale Drive are about 15 feet deeper than at Stonehaven. K.Whiting asked if there is public space. E.Carstens stated the lots will be owned by the homeowner, instead of having common space. E.Bodeker presented the Villas at Stonehaven site plan showing the postage stamp lots and stated the open space in their rear yard is common space instead of private property. E.Ollendike stated there is a large pond in the Villas at Brinmore Estates that will have open space around it as well. T.Flack stated individuals who will purchase these are people who do not necessarily want the maintenance of exterior; it gives them the option for ownership outside of a condo. She believes there is a good segment of population that would appreciate a lot of this size. G.Hunter commented it will be the empty nesters who may not want to spend their whole weekend gardening and mowing. K.Whiting stated she agrees that there is a market for this but wants to see different homes, not the same house over, and over again. L.West stated the mix of houses is more important. E.Carstens stated if they agree to the change, they will just add it to the PUD document. The Commission discussed that they would like additional language placed in the PUD document.

Motion by S.Odson to recommend City Council approval of the request by Classic Development, LLC to rezone property from R-2, One-Family and Two-Family Residence District to PUD, Planned Unit Development subject to adding the language "The same single family detached model elevations will not be constructed next to each other" to the PUD document. Second by T.Flack. Motion carried 9 – 0.

REPORTS

City Council Meeting

E.Jensen reported on his attendance at the June 19, 2017, City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the July 5, 2017 Plan and Zoning Commission meeting and the May 2017 Building Permits Report.

T.Flack asked E.Jensen as it relates to fireworks, is there a Noise Ordinance. E.Jensen stated with the Council voting to allow the use for those certain hours just on July 4th, the Noise Ordinance would not be in effect for those hours for fireworks but anything outside of those hours would be a violation of our Fireworks Ordinance.

S.Houlihan asked if there are still plans to place a stoplight at 1st Street and Hwy 415. E.Jensen stated yes, there are still plans and he will inform the Commission as to the schedule.

S.Odson asked the status of the Comprehensive Plan. E.Jensen stated there will be another meeting on July 11th.

L.Anderson left the meeting at 7:45 p.m.

Commissioner's Reports

G.Hunter commented that the commercial property on 18th Street was designed with a right in/right out off of 18th Street. There is no signage going westbound stating "no left turn" and people keep driving the wrong way in the turn lane. He wondered if someone from the City could observe the intersection. E.Jensen stated he will visit with the Public Works Department.

S.Odson stated he recently was traveling in Nebraska and Wyoming and it sure makes a person appreciate the zoning in Iowa.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:48 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission