

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, July 18, 2017

Ankeny City Hall – City Council Chambers

410 W. First Street, Ankeny, Iowa

CALL TO ORDER

The July 18, 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, S.Houlihan, T.Ripper, K.Whiting, and S.Odson. Absent: T.Flack, G.Hunter and L.West. Staff present: E.Jensen, E.Carstens, E.Bodeker, D.Gervais, B.Fuglsang.

AMENDMENTS TO THE AGENDA

Motion by L.Anderson to accept the agenda as submitted. Second by K.Whiting. All voted aye. Motion carried 6 – 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 July 5, 2017 minutes of the Plan and Zoning Commission meeting.

Item #2. Clover Ridge East Plat 3 Final Plat

Motion to recommend City Council approval of the Clover Ridge East Plat 3 final plat and recommend City Council authorization of cost participation in the amount not to exceed \$11,010 for 15-inch sanitary sewer along SE 20th Street.

Item #3. Harvey Acres Plat 2 Preliminary Plat (County)

Motion to recommend City Council approval of Harvey Acres Plat 2 Preliminary Plat, subject to applicable Polk County subdivision requirements in lieu of the City of Ankeny subdivision regulations.

Referencing Item #2, C.Ender referred to the cost participation for the sanitary sewer and asked where the sewer is located? E.Bodeker stated along SE 20th Street. C.Ender also commented that there are a lot of trees on this property, is there a plan to save any of them.

Jared Murray, Civil Design Advantage, LLC, 3405 SE Crossroads Drive, Ste. G, Grimes stated the trees outside of the building pad will be saved. He stated from the front yard setback they will do a 20-foot building pad and the trees beyond that pad will be saved. C.Ender asked if it would be similar to what they have done with Clover Ridge East Plat 2. Mr. Murray stated yes. He stated they are trying to save as many trees as possible. C.Ender commented that there was no floodplain information noted on the plat. Mr. Murray stated it is not in a floodplain. C.Ender asked if it is shown on a FEMA FIRM. Mr. Murray stated no. S.Houlihan commented that it looks like Lots 6 through 14 have the PUE in the front of the lots. She asked if they are planning to have transformers in the front yards. Mr. Murray stated yes. He commented that they are trying to save trees by not placing them in the rear yards. K.Whiting asked if there will be any landscaping around them. Mr. Murray stated no, it will be up to the homeowner. C.Ender asked if the two outlots will be cleared of trees. Mr. Murray stated yes. C.Ender commented that maybe they could accommodate a rear yard PUE for Lots 6 through 14, if they are clearing Outlot Z. Mr. Murray stated they are only clearing the outlots. He continued to state that they are trying to leave trees in the rear yard for

those lots. C.Ender asked if it was possible to have the PUE in the outlot. Mr. Murray stated, no as it would not service all the lots. E.Carstens stated the PUE already exists in the front of the lots on the property to the north.

Motion by C.Ender to approve recommendations for Consent Agenda Items #1 - #3. Second by L.Anderson. All voted aye. Motion carried 6 – 0.

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS

There were no business items.

REPORTS

City Council Meeting

E.Jensen reported on his attendance at the July 17, 2017, City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the August 8, 2017 Plan and Zoning Commission meeting and the June 2017 Building Permits Report. He announced that this is Emily Bodeker's final meeting, as she has taken a position with the City of Edina, Minnesota. He expressed his appreciation to her for her service to the community.

Commissioner's Reports

C.Ender reported that today he attended the Iowa Urban Tree Council meeting. They discussed how the DNR has dissolved the forestry bureau. He stated that the ability for forestry to continue in the state is in question, along with what the level of service will be for urban forestry programs and state forestry programs. He commented that on the local level we will need to be extra vigilant on forestry matters to make sure we are doing our part and that trees are being protected.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:42 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission