

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, August 8, 2017

Ankeny City Hall – City Council Chambers

410 W. First Street, Ankeny, Iowa

CALL TO ORDER

The August 8, 2017 meeting of the Plan & Zoning Commission was called to order at 6:30 pm by Vice Chair K. Whiting.

ROLL CALL

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

AMENDMENTS TO THE AGENDA

Motion by G. Hunter to accept the agenda as submitted. Second by L. Anderson. 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 18, 2017 minutes of the Plan and Zoning Commission meeting.

Item #2. Villas at Brinmore Estates Plat 1 Final Plat and PUD Site Plan

Motion to recommend City Council approval of the Villas at Brinmore Estates Plat 1 Final Plat and recommend City Council authorization of cost participation in an amount estimated at \$32,476.77 for 12-inch water main and 8-foot trail along NW Irvinedale Drive.

Motion to recommend City Council approval of the Villas at Brinmore Estates Final PUD Site Plan.

Item #3. PDI Place Plat 2 - Final Plat

Motion to recommend City Council approval of PDI Place Plat 2 Final Plat.

Item #4. PDI Southeast Addition - Site Plan

Motion to approve the site plan for 4150 and 3810 SE Delaware Avenue, PDI Southeast Addition, subject to staff approval of the location and screening of proposed recycled material compactors.

Item #5. Christian Juon Estates Plat 2 - Final Plat (County)

Motion to recommend City Council approval of the Christian Juon Estates Plat 2 Final Plat, subject to applicable Polk County subdivision requirements in lieu of the City of Ankeny subdivision regulations.

Item #6. I-35 Business Park Plat 2 - Preliminary Plat (County)

Motion to recommend City Council approval of the I-35 Business Park Plat 2 Preliminary Plat, subject to applicable Polk County subdivision requirements in lieu of the City of Ankeny subdivision regulations.

Referencing Item #4, G. Hunter asked why they left an open area of land in between the two sections of the building.

Jeff Stein, Hy-Vee Inc., 5820 Westown Parkway, West Des Moines, stated the intention was for expansion. He stated there is a physical plant in the middle that provides refrigeration to both uses and that area would provide space for both of those two sections of the building to come together.

C.Ender asked staff if they could provide him general information on how they estimate cost participation.
E.Jensen stated he would send him some information.

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

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS

Item #7. Vintage Hills Neighborhood Plan Amendment

D.Gervais reported DRA Properties is proposing a new plan for the undeveloped areas of the Vintage Hills at Prairie Trail Neighborhood Plan that includes seven single-family lots along SW Westview Drive, three undeveloped commercial lots along SW State Street, and a larger lot reserved for residential uses. D.Gervais presented the original approved plan as a comparison to the amended plan. She stated the Vintage Hills at Prairie Trail Amended Neighborhood Plan provides for a final plat and site plan that are under review for a multi-tenant office building that will be similar to the buildings on the west side of State Street. D.Gervais stated staff is recommending approval of the Vintage Hills at Prairie Trail Amended Neighborhood Plan. She asked the Commission if they had any questions.

L.West asked how the residential and commercial lots would be loaded. D.Gervais stated the commercial will be rear-loaded and the residential lots will be front-loaded.

S.Houlihan asked if the plan is to continue residential to the east of the single-family lots. D.Gervais stated yes.

Motion by L.Anderson to recommend City Council approval of the Vintage Hills at Prairie Trail Amended Neighborhood Plan, replacing the Vintage Hills at Prairie Trail Neighborhood Plan approved November 16, 2015. Second by C.Ender. All voted aye. Motion carried 6 – 0.

REPORTS

City Council Meeting

K.Whiting reported on her attendance at the August 7, 2017, City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the August 22, 2017 Plan and Zoning Commission meeting and the July 2017 Building Permits Report.

Commissioner's Reports

C.Ender commented that he is glad to hear that they will be adding a restroom building at the Ankeny Market & Pavilion.

L.West commented that she is pleased to see that the City's website provides up-to-date information on the 18th Street and 36th Street construction projects.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:41 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission