

## **Meeting Minutes**

### **Plan & Zoning Commission Meeting**

Tuesday, September 19, 2017

Ankeny City Hall – City Council Chambers

410 W. First Street, Ankeny, Iowa

#### **CALL TO ORDER**

Chair T.Ripper called the September 19, 2017 meeting of the Plan & Zoning Commission to order at 6:30 pm.

#### **ROLL CALL**

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

#### **AMENDMENTS TO THE AGENDA**

S.Houlihan requested Item #6 Triple J Park Plat 1 Final Plat (County) be removed from the Consent Agenda. Motion by S.Houlihan to accept the agenda with the removal of Item #6 from the Consent Agenda. Second by S.Odson. All voted aye. Motion carried 7 – 0.

#### **REMOVED CONSENT AGENDA ITEM**

##### **Item #6. Triple J Park Plat 1 Final Plat (County)**

Motion to recommend City Council approval of Triple J Park Plat 1 Final Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

S.Houlihan stated she will abstain from voting and has no questions related to Item #6.

S.Odson commented that where this property is located he would assume that it would be an R-1 district in the future comprehensive plan or at least a residential district. He stated it does not really fit the area. E.Jensen shared with the Commission an aerial map and referenced where some major overhead power lines run in the area that would drop down into this substation. He commented that staff is reviewing a subdivision and that they do not have control of zoning outside the city. E.Jensen stated he did contact Bret Vandelune at Polk County and Mr. Vandelune sent to him the specific standards that Polk County has for substations. E.Jensen stated the standards are minimal but they do reference screening, glare, and noise and it included everything they do not allow with substations. E.Jensen commented that Mr. Vandelune did send him the most recent substation plan that they approved, which seemed to be landscaped pretty well. S.Odson stated so it is logical that this is where they want it and there is good reason to have it there. E.Jensen stated from a utilities standpoint, absolutely, it is right at the crossroads of the two lines.

S.Odson explained his concern is that the City received a lot of calls when the substation on 29<sup>th</sup> Street went in because of the glare and he does not like that this one is being placed in what he considers a residential area. S.Odson did comment that at least the substation would be there prior to the building of residential homes in the area. C.Ender then commented a benefit would also be that the vegetation planted around the substation would have time to mature and it would hopefully provide the buffering that is intended before there is residential homes built.

Motion by G.Hunter to recommend City Council approval of Triple J Park Plat 1 Final Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivisions Regulations. Second by C.Ender. Motion passed (6 – 0) Abstain: S.Houlihan