

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.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

There were no requests.

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the September 5, 2017 minutes of the Plan and Zoning Commission meeting.

Item #2. Signature Village Plat 3 Final Plat

Motion recommending City Council approval of Signature Village Plat 3 Final Plat.

Item #3. Bill Kimberley Plat 1 Final Plat

Motion to recommend City Council approval of Bill Kimberley Plat 1 Final Plat.

Item #4. Willow Run West Plat 1 Final Plat and Final PUD Site Plan

Motion to recommend City Council approval of Willow Run Plat 1 Final Plat, and Final PUD Site Plan, and recommend City Council approval of a development agreement for the City cost share of the contractor's bid price of \$30,525.00 for storm sewer improvements, and approval of the private street name SE Willow Run Lane.

Item #5. Mikel's Place Plat 1 Preliminary Plat (County)

Motion to recommend City Council approval of Mikel's Place Plat 1 Preliminary Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

Item #7. I-35 Business Park Plat 2 - Final Plat (County)

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

Referencing Item #4, C.Ender asked what will the contractor bid price of \$30,525.00 cover in this project.

Brent Culp, Snyder and Associates, Inc., 2727 SW Snyder Blvd., Ankeny shared a construction drawing with the Commission and referenced where the intakes are currently sitting on the property to the north. He then stated the City would pay 100% of the cost for tapping into the intakes on the property to the north and extending it to the developer's property to the south. Mr. Culp continued to say the developer will pay 100%

of the cost for the 15" storm sewer on his property and the City will pay for the oversizing of that storm sewer.

C.Ender then asked about the outlet structure for the storm sewer. He asked if there is any pretreatment of the water before it gets to the Carney Marsh. Mr. Culp stated there is riprap and a stilling basin built on private property prior to outletting into the basin.

Motion by C.Ender to approve the recommendations for Consent Agenda Item(s) #1, #2, #3, #4, #5 and #7. Second by G.Hunter. 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 29th 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

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 September 18, 2017, City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the October 3, 2017 Plan and Zoning Commission meeting.

S.Odson asked E.Jensen if he could provide a short synopsis about Form Based Codes. E.Jensen stated that it is a use of illustrations instead of text in the code. He then provided the Commission a general overview. E.Jensen stated he would send the Commission a more detailed synopsis and include information on an upcoming Form Based Code workshop.

Commissioner's Reports

C.Ender stated they cancelled the Honor Flight to D.C. that he was supposed to be a part of so he was able to attend this evenings meeting. C.Ender then asked about the proposed new site for the library and wondered if the Commission would see a site plan. E.Jensen stated Prairie Trail site plans do not go before the Commission as they are reviewed by staff. E.Carstens stated that staff will provide an update to the Commission on Prairie Trail when they receive site plans for the expected new commercial construction.

S.Odson asked when is 36th Street expected to be complete. E.Jensen stated they are anticipating the second week of October.

L.West commented that she took 1st Street when going home today and noticed they started grading. She asked if they will be shutting down the intersection. E.Jensen stated he does not believe that they will shut anything down until next construction season. He commented that they will keep the north and south movements open and during certain stages of the project, they may shut down the intersections.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:49 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission