

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, May 19, 2020
Ankeny Public Services Building – Electronic Meeting
Ankeny, Iowa

CALL TO ORDER

Chair A.Renaud called the May 19, 2020 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

Due to the COVID-19 pandemic, no public location was possible. The meeting was conducted as an electronic meeting. The Plan and Zoning Commission, City staff and the public participated by electronic conferencing.

ROLL CALL

Members present: Trina Flack, Annette Renaud, Todd Ripper, J.Woodcock and Lisa West. Absent: Glenn Hunter. Staff present: E.Jensen, E.Carstens, R.Hulstrom, J.Heil, B.Fuglsang

PUBLIC HEARINGS

Item #5. Grand Capital, LC request to rezone property (East) from R-1, One-Family Residence District to M-1, Light Industrial District.

E.Carstens reported the applicant, Grand Capital, LC, is requesting to rezone property from R-1, One-Family Residence District to M-1, Light Industrial District. He said the area subject to the proposed rezoning consists of three parcels and is approximately 18.6 acres, located east of SE Four Mile Drive and approximately one-half mile north of SE Corporate Woods Drive. He explained that the property is zoned R-1, One-Family Residence District and properties to the west are also zoned R-1, One-Family Residence District; while properties to the south are zoned Old Dominion Freight Line PUD and properties to the north and east are zoned LDR, Low-Density Residential, under Polk County Zoning. E.Carstens shared that the property was recently annexed in 2020, after Grand Capital, LC acquired the property in fall 2019. The applicant is now proposing to rezone the property from the current R-1, One-Family Residential District to M-1, Light-Industrial District. He said that the proposed rezoning is aligned with The Ankeny Plan 2040 Future Land Use Map, which defines this property as Airport Business Park and Open Space/Floodplain; and said the M-1 zoning district is a compatible zoning classification based on the Airport Business Park use designation. E.Carstens stated the applicant requested that City Council initiate the subject rezoning, due to difficulties contacting and obtaining the required petitions from the property owners. The City Council considered the applicant's request, and initiated the rezoning at their meeting on April 20, 2020. He stated that all proper notifications of the proposed rezoning were provided and Staff will present a complete staff report at the next Plan and Zoning Commission on Tuesday, June 2, 2020.

Dean Roghair, Civil Design Advantage, 3405 SE Crossroads Drive, Suite G, Grimes, on behalf of Grand Capital, LC shared that Chris Murray, Grand Capital, LC is also part of the electronic meeting. They did not have any additional information to provide at this time. He asked the Commission if they had any questions.

There was no one to speak for or against the rezoning request.

There was no discussion or questions from the Commission.

Motion by T.Flack to close the public hearing, and receive and file documents. Second by L.West. All voted aye. Motion carried 5 – 0.

Meeting Minutes
Plan & Zoning Commission Meeting

Tuesday, June 2, 2020
Ankeny Public Services Building – Electronic Meeting
Ankeny, Iowa

CALL TO ORDER

Chair A.Renaud called the June 2, 2020 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

Due to the COVID-19 pandemic, no public location was possible. The meeting was conducted as an electronic meeting. The Plan and Zoning Commission, City staff and the public participated by electronic conferencing.

ROLL CALL

Members present: Trina Flack, Glenn Hunter, Annette Renaud, Lisa West and Jeff Woodcock. Absent: Todd Ripper. Staff present: E.Jensen, E.Carstens, D.Gervais, R.Hulstrom, J.Heil, B.Fuglsang

BUSINESS ITEMS

Item #4. Grand Capital, LC request to rezone property (East) from R-1, One-Family Residence District to M-1, Light Industrial District.

E.Carstens reported the applicant, Grand Capital, LC, is requesting to rezone property from R-1, One-Family Residence District to M-1, Light Industrial District. He said the area subject to the proposed rezoning consists of three parcels and is approximately 18.6 acres, located east of SE Four Mile Drive and approximately one-half mile north of SE Corporate Woods Drive. He explained that the property is zoned R-1, One-Family Residence District and properties to the west are also zoned R-1, One-Family Residence District; while properties to the south are zoned Old Dominion Freight Line PUD and properties to the north and east are zoned LDR, Low-Density Residential, under Polk County Zoning. E.Carstens shared that the property was recently annexed in 2020, after Grand Capital, LC acquired the property in fall 2019. The applicant is now proposing to rezone the property from the current R-1, One-Family Residential District to M-1, Light-Industrial District. He said that The Ankeny Plan 2040 Future Land Use Map identifies this property as Airport Business Park and Open Space/Floodplain; and said the M-1 zoning district is a compatible zoning classification based on the Airport Business Park use designation. E.Carstens stated there were no comments or questions during the public hearing and staff is recommending approval. He asked if the Commission had any questions.

There were no questions from the Commission.

There were no further comments provided by the representative, Dean Roghair, Civil Design Advantage, 3405 SE Crossroads Drive, Suite G, Grimes, on behalf of Grand Capital, LC.

Motion by G.Hunter to recommend City Council approval of the request by Grand Capital, LC to rezone property from R-1, One-Family Residence District to M-1, Light Industrial District. Second by L.West. All voted aye. Motion carried 5 – 0.