

## **Meeting Minutes**

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

Tuesday, June 16, 2020

Ankeny Public Services Building – Electronic Meeting

Ankeny, Iowa

#### **CALL TO ORDER**

Chair A.Renaud called the June 16, 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, Todd Ripper, Lisa West and Jeff Woodcock. Staff present: E.Jensen, E.Carstens, D.Gervais, R.Hulstrom, J.Heil, B.Fuglsang

#### **BUSINESS ITEMS**

##### **Item #10. Deer Creek South Phase 3 Preliminary Plat**

E.Carstens reported Deer Creek South Phase 3 is a proposed 111.24-acre preliminary plat located directly west of NE 38th Street (County), approximately 500 feet north of E 1st Street, and 1,000 feet east of NE Four Mile Drive. He stated the preliminary plat includes 394 single-family residential lots and six outlots. Outlots T, U, V, W, X and Y will be used for storm water management and owned by a Homeowners Association, and Outlot Z will be deeded to the City for parkland. He explained that the proposed development will be accessed via extensions from existing portions of NE 6th Street, NE 8th Street to the west, and NE Deerfield Drive to the south; as well as new accesses from NE 38th Street, including NE 3rd Street, NE 6th Street, and NE 8th Street. He shared that this plat contains streets previously approved as part of the Deer Creek South Phase 2 Preliminary Plat, including NE Meadow Landing Drive, NE Oak Ridge Drive, NE Hunter Drive, NE Pearl Drive, and NE White Tail Drive. E.Carstens stated the newly proposed streets with the subject plat include NE Country Meadow Drive, NE Doe Pointe Drive, NE Crossing Oaks Drive and NE Winchester Court. E.Carstens then provided information regarding the water main, sanitary sewer, storm sewer and regional storm water detention for this preliminary plat; and noted that Outlot Z is approximately 6.6 acres in size and will be deeded to the City to satisfy some of the parksite dedication requirements for Deer Creek South.

Jared Murray, Civil Design Advantage, 3405 SE Crossroads Drive, Suite G, Grimes, on behalf of Deer Creek Ankeny, Inc. said he had no further comments on the preliminary plat and asked the Commission if they had any questions.

Jeff Grubb, 160 Adventureland Drive NW, Altoona, Iowa stated that this preliminary plat is an extension of the preliminary plat that the City Council approved previously in 2018. He shared that between the approval in 2018 and the current proposed preliminary plat, some street alignments have changed. He said that they have worked closely with City staff and everyone has agreed that this is a better arrangement. He asked the Commission if they had any questions.

There were no questions or comments from the Commission.

Motion by T.Ripper to recommend City Council approval of the Deer Creek South Phase 3 Preliminary Plat, and acceptance of the public street names NE Country Meadow Drive, NE Doe Pointe Drive, NE Crossing Oaks Drive and NE Winchester Court. Second by G.Hunter. All voted aye. Motion carried 6 – 0.