

## **Meeting Minutes**

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

Tuesday, October 17, 2017

Ankeny City Hall – City Council Chambers

410 W. First Street, Ankeny, Iowa

#### **CALL TO ORDER**

Chair T.Ripper called the October 17, 2017 meeting of the Plan & Zoning Commission to order at 6:30 pm.

#### **ROLL CALL**

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

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

Motion by L.Anderson to accept the agenda as submitted. Second by G.Hunter. 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 October 3, 2017 minutes of the Plan and Zoning Commission meeting.

##### **Item #2. 2055 & 2125 NW State Street – Signature Village Plat 3, Lots 15 & 16 Site Plan**

Motion to approve the site plan for 2055 & 2125 NW State Street, Signature Village Plat 3, Lots 15 & 16, subject to City Council approval of the Signature Village Plat 3 Final Plat.

##### **Item #3. 501 NW 5<sup>th</sup> Street – Parkview Terrace Apartment Garages Site Plan**

Motion to approve the site plan for the Parkview Terrace Apartment Garages at 501 NW 5<sup>th</sup> Street.

##### **Item #4. Brinmore Estates Plat 2 – Final Plat**

Motion to recommend City Council approval of Brinmore Estates Plat 2 Final Plat.

Referencing Item #2, C.Ender asked if there was parkland dedication with this site plan. E.Carstens stated yes, this is part of the Ashland Meadows PUD.

C.Ender then commented that other communities have had problems with apartment developments and crime when there is a lack of recreational amenities provided within the development. He asked if that is an issue here in Ankeny. E.Jensen stated he is unaware whether it is an issue. C.Ender stated the site plan has a lot of parking but no amenities for the residents. C.Ender then asked if there was a representative in the audience that could provide information on whether there are amenities inside or what they may be doing to curtail any potential problems that could arise from the lack of amenities within the development.

Korey Marsh, Snyder & Associates, 2727 SW Snyder Blvd. stated he has no information from the developer in regards to Commissioner Ender's question and would be willing to check with the developer.

E.Jensen then presented an aerial map showing the overall PUD and referenced a neighborhood park to the northeast of this development. He also explained that there will be a trail, which will connect to the trail along 18th Street. E.Jensen commented this development will have a connection to greenspace and a park; and shared that directly to the south of this development is the Prairie Ridge Sports Complex which also has walking trails around it. E.Jensen then referenced a vacant piece of property on the map and shared that his

understanding is that the developer may be adding a pool and clubhouse but staff has not yet seen a site plan. E.Jensen stated currently there is quite a bit of park and greenspace that surround this development. C.Ender then asked whether they expect the residents of this development to be families or single adults. E.Carstens stated that there is 52 one-bedroom units and one two-bedroom unit. L.Anderson commented that he is surprised that there is such a demand for one-bedroom units. E.Carstens commented that he believes a development like this would attract young professionals.

C.Ender stated that he feels it is important for Ankeny to look at amenity packages with apartment developments. E.Jensen stated that through the City's subdivision Ordinance there is a requirement for parkland dedication and that is as far as the City goes in terms of regulating a requirement of that kind. C.Ender continued to share his professional experience regarding his concern over the lack of amenities within an apartment development.

The Commission had no further questions on this item.

Motion by L.Anderson to approve the recommendations for Consent Agenda Item(s) #1 - #4. Second by S.Houlihan. All voted aye. Motion carried 6 – 0.

#### **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 October 16, 2017, City Council meeting.

##### **Director's Report**

E.Jensen presented the tentative agenda items for the November 7, 2017 Plan and Zoning Commission meeting and the September 2017 Building Permits Report.

E.Jensen introduced new staff planner, Ruth Hulstrom.

S.Odson asked if there will be improvements at the 1<sup>st</sup> Street and Hwy 69 intersection. E.Jensen stated yes, that project was already approved in the CIP and moving forward.

##### **Commissioner's Reports**

C.Ender reported that he attended the Form Based Codes Workshop in West Des Moines, the Upper Midwest APA Conference in Dubuque and the Iowa Floodplain and Storm Water Management Association Annual Fall Conference. He also commented that he attended the Iowa Urban Tree Council meeting earlier in the day. He stated they all provided good information.

S.Odson commented that the apartments on NW Ash Drive and the apartments that were approved tonight seem stark. G.Hunter commented that he believes it was part of a discussion in one of the Comprehensive Plan meetings as far as possibly incorporating slightly different design standards.

#### **ADJOURNMENT**

There being no further business, the meeting adjourned at 6:55 p.m.



Submitted by Brenda Fuglsang, Secretary  
Plan & Zoning Commission