

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, November 7, 2017
Ankeny City Hall – City Council Chambers
410 W. First Street, Ankeny, Iowa

CALL TO ORDER

Chair T.Ripper called the November 7, 2017 meeting of the Plan & Zoning Commission to order at 6:30 pm.

ROLL CALL

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

AMENDMENTS TO THE AGENDA

Motion by T.Flack to accept the agenda as submitted. Second by S.Odson. All voted aye.
Motion carried 5 – 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 17, 2017 minutes of the Plan and Zoning Commission meeting.

Item #2. 3055 N Ankeny Blvd. - Rainbow Child Care Center Site Plan

Motion to approve the site plan for 3055 N Ankeny Blvd., Rainbow Child Care Center.

Item #3. 2750 NW 36th Street - JMC Holdings - Ankeny Storage Building Site Plan

Motion to approve the site plan for 2750 NW 36th Street, JMC Holdings – Ankeny Storage Building.

Item #4. Northpointe Village Center Plat 3 Final Plat and the Northpointe Village Center Plat 3 Site Plan

Motion to recommend City Council approval of Northpointe Village Center Plat 3 Final Plat.

Motion to approve the Northpointe Village Center Plat 3 Site Plan.

Item #5. The Crossings at Deer Creek Plat 2 - Final Plat

Motion to recommend City Council approval of The Crossings at Deer Creek Plat 2 Final Plat.

Item #6. James E. Rasmussen Industrial Park Plat 4 - Preliminary Plat (County)

Motion to recommend City Council approval of James E. Rasmussen Industrial Park Plat 4 Preliminary Plat, subject to applicable Polk County subdivision requirements in lieu of the City of Ankeny subdivision regulations.

Referencing Item #5, S.Odson asked how many lots are they planning to develop before they make the connection across the creek.

Emily Harding, Civil Design Advantage, LLC, 3405 SE Crossroads Drive, Ste. G, Grimes, stated the developer has not made a final decision. Ms. Harding believes that they will be developing to the east next and stated the developer's plan is to go north and connect the road up to Plat 14 but the decision as to when they go north has not yet been made. E.Carstens commented that the culvert box to be completed with the road is a CIP project and he believes the design is being completed this year with construction next year. E.Carstens stated once that is finished the developer will complete the street over the box. S.Odson stated that he was not too concerned as far as crossing the creek, but how many lots they plan to develop on a single entrance. E.Carstens explained that there will eventually be multiple entrances on First Street. S.Odson asked Ms. Harding whether they will be looping back around to First Street. Ms. Harding stated eventually they will, but

was unsure when that would happen. E.Jensen commented that the code does not reference a specific number of lots. He stated our police, public works, and fire all review the plan and make sure there is adequate access. E.Carstens stated that most of the current building is with the townhomes in the southwest corner and before too long there should be a second access to First Street west of NE Four Mile Drive.

Referencing Item #2, L.Anderson asked if there are any further changes being considered on the site plan. He commented that he feels there may be a need to expand or change the shape of the drive that turns south toward the bank lot.

Bart Turk, Civil Engineering Consultants, Inc., 2400 86th Street, Unit 12, Des Moines, commented that there are currently no plans to change the site plan as presented. Mr. Turk then confirmed with L.Anderson that his concern is with the turn to the west as soon as you leave the bank site. L.Anderson stated yes. He commented that his concern is that it is too sharp and that it may not be wide enough for good traffic flow. Mr. Turk stated that there are issues with topo and drainage in that area but they will relook at it and see if there is a way to widen it out.

L.Anderson then asked about whether there was any consideration as to golf balls that may be hit into the direction of the outdoor area of the childcare center. L.Anderson stated that the site plan shows chain link fence and wondered if there should be any consideration for something different. Mr. Turk stated he will bring the concern up to the owner and developer. L.Anderson then commented that he is excited to see the development in the area and stated it is a great looking facility.

The Commission had no further questions.

Motion by T.Flack to approve the recommendations for Consent Agenda Item(s) #1 - #6. Second by L.Anderson. All voted aye. Motion carried 5 – 0.

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS

There were no business items.

REPORTS

City Council Meeting

L.Anderson reported on his attendance at the November 6, 2017, City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the November 21, 2017 Plan and Zoning Commission meeting and the October 2017 Building Permits Report.

E.Jensen introduced new staff planners, Ruth Hulstrom and Kellen Gorman.

E.Jensen shared that there will be a Public Open House for the Comprehensive Plan on Tuesday, December 12th from 4:00 – 8:00 p.m. at the Otter Creek Golf Course Clubhouse.

T.Ripper referenced the Extra Space Storage Facility at 1204 SE 16th Court on the tentative agenda and wondered if there was going to be anything done with the unfinished wall at Slumberland. E.Jensen stated that he would need to see if there were any conditions placed on the site plan approval for the property.

Commissioner's Reports

L.Anderson commented that some individuals have made a couple of comments to him about the buildings at Ash and 36th Street looking like barracks. He feels it may be something that the Commission should consider as they look at buildings of this type going forward. T.Ripper asked whether we require developers to provide color elevations. E.Jensen commented that this project did present color elevations at the time of approval and suggested that individuals may want to reserve judgment on a project until all the elements of the project are complete. T.Flack also commented that the area surrounding a project should be considered.

T.Flack asked if someone would follow up on the Opus sign to make sure it meets the City's sign ordinance.

T.Ripper commented that, in general, he feels it would be good practice to highly recommend that developers provide colored elevations with their site plans. E.Carstens stated that the site plan ordinance does require colored elevations. He explained that developers usually submit black and white to detail the materials and a colored rendering of one or two sides.

S.Odson commented that State Street still has Cascade Falls Aquatic Center signs that he believes are placed in the wrong location.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:52 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission