

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, November 21, 2017
Ankeny City Hall – City Council Chambers
410 W. First Street, Ankeny, Iowa

CALL TO ORDER

Chair T.Ripper called the November 21, 2017 meeting of the Plan & Zoning Commission to order at 6:30 pm.

ROLL CALL

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

AMENDMENTS TO THE AGENDA

Motion by G.Hunter to accept the agenda as submitted. Second by K.Whiting. All voted aye.
Motion carried 7 – 0.

COMMUNICATIONS

Motion by T.Flack to receive and file correspondence from Myron Green dated September 27, 2017. Second by K.Whiting. All voted aye. Motion carried 7 – 0.

CITIZEN'S REQUEST

There were no requests.

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the November 7, 2017 minutes of the Plan and Zoning Commission meeting.

Item #2. Kidman Estates Plat 4 Final Plat

Motion to recommend City Council approval of Kidman Estates Plat 4 Final Plat.

Item #3. Trestle Ridge Estates Plat 1 Final Plat

Motion to recommend City Council approval of Trestle Ridge Estates Plat 1 Final Plat.

Item #4. Community Baptist Church Final Plat

Motion to recommend City Council approval of the Community Baptist Church Final Plat.

Item #5. 4703 N Ankeny Blvd. – Community Baptist Church Site Plan

Motion to approve the Community Baptist Church Site Plan at 4703 N Ankeny Blvd.

Item #6. 719 SW 3rd Street – Uptown Ankeny Lofts Site Plan

Motion to approve the Uptown Ankeny Lofts Site Plan at 719 SW 3rd Street.

Referencing Item #5, S.Odson asked if the future sanctuary shown in the site plan is open air.

Marvin Cooley, 4703 N Ankeny Blvd, Community Baptist Church, stated that Johnston Development Company has designed several churches and has drawn in Phase 2 units. He stated they felt that it was prudent to use the drawing with Phase 2 since they had it available to them. Mr. Cooley commented that they have nothing in their plans that say they are going to do a second phase but they wanted to place their main building in a position on the site where it could possibly be added in the future. He stated they did not spend a lot of time on the design of Phase 2 as they drew it more for size.

Referencing Item #6, S.Odson confirmed with staff that there is no parking requirement for C-2A zoning. E.Carstens stated there is parking required based on the purchase agreement of this property but the C-2A zoning itself does not require off-street parking.

Referencing Item #2, T.Flack commented that she wanted to share her concern again that 18th Street which is one of the main entrances into this development is still gravel.

Referencing Item #6, C.Ender asked for clarification as to what the small squares represent on the site plan that are situated on the west side of the building.

Keven Crawford, Cooper Crawford & Associates, LLC, 475 S. 50th Street, Ste. 800, West Des Moines, stated the small squares on the site plan represent potential bike storage units.

C.Ender then commented that in the staff report it states that the stormwater will be managed in the parking lot. He then asked whether it was going to be a slow release with an orifice plate or an overtopping system. Mr. Crawford stated it will have an orifice plate underneath the grate. He stated it will pond up to 6 inches and have a slow release. C.Ender asked if that will accommodate quality and quantity requirements. Mr. Crawford stated just quantity, no quality. C.Ender asked if they looked at other practices that could potentially address quality such as bioswales or tree pits. Mr. Crawford stated with the current layout, there is not much room for a bioswale. He commented that previously almost the entire site was impervious and with the current layout, they have reduced the quantity.

The Commission had no further questions.

Motion by T.Flack to approve the recommendations for Consent Agenda Item(s) #1 - #6. Second by G.Hunter. All voted aye. Motion carried 7 – 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 November 20, 2017, City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the December 5, 2017 Plan and Zoning Commission meeting.

Commissioner's Reports

C.Ender congratulated K.Whiting on her election to the City Council.

G.Hunter informed the Commission that he is not seeking reappointment to the Plan and Zoning Commission when his term is up on January 31, 2018.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:45 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission