

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, December 19, 2017

Ankeny City Hall – City Council Chambers

410 W. First Street, Ankeny, Iowa

CALL TO ORDER

Chair T.Ripper called the December 19, 2017 meeting of the Plan & Zoning Commission to order at 6:30 pm.

ROLL CALL

Members present: L.Anderson, C.Ender, T.Flack, T.Ripper, K.Whiting and S.Odson. Absent: S.Houlihan, 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 C.Ender. 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 December 5, 2017 minutes of the Plan and Zoning Commission meeting.

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

PUBLIC HEARINGS

Item #2. Request to rezone property owned by Roger Bauer from R-1, Single-Family Residential to M-1, Light Industrial District with use restrictions.

T.Ripper opened the public hearing.

Staff Report: D.Gervais reported Roger Bauer is requesting an amendment to the zoning classification of approximately 3.94 acres of land generally located west of SE Delaware Avenue and south of SE 54th Street. She stated the request is to change the zoning from R-1 to M-1, Light Industrial District, with use restrictions. She explained that this is the same zoning and use restrictions approved in 2012 and 2013 for the Toro and Chapman properties immediately to the east and south. D.Gervais stated the Land Use Classification for this area, as identified in the Comprehensive Plan, is Mixed-Use 4: Office/Industrial Mixed Use and the proposed zoning is consistent with the Comprehensive Plan. She stated the property owner has submitted the required rezoning petition owner signatures, consisting of 100% of the land area subject to the rezoning, as well as 94.57% of the land area within 250' of the subject property, not including right-of-way. She explained that this breaks down to 5 of 7 or 71.43% of the owners within 250' of the subject property, not including City of Ankeny. D.Gervais stated staff will present a complete staff report at the next Plan and Zoning Commission meeting on January 2, 2018.

K.Whiting asked if property #7 signed the petition. D.Gervais stated yes.

C.Ender asked which properties did not sign the petition. D.Gervais stated property #3, Chicago Tube and Iron Co. and property #6, Opus Development Company, LLC. She stated that #3 is barely within the 250'.

The Commission had no further questions for staff.

Roger Bauer, 775 SE 54th Street, Ankeny, owner of the property requesting the rezoning. He thanked the Commission for their time to consider his request. He continued to state that he did not go to property #3 for their signature since it is such a small area.

Loren Steenhoek, 725 SE 54th Street, Ankeny stated his property is currently zoned R-1 and he commented that for personal and business reasons he plans to keep his property zoned as it is right now. Mr. Steenhoek stated he has lived next to Mr. Bauer for 10 years and could not have had a better neighbor and considers him a personal friend and that is one of the reasons he signed the request. Mr. Steenhoek stated the other reason, is from a practical standpoint. He commented that he recognizes that the city wants to develop in the area but explained that he wants to be proactively involved with the site plan of this property. Mr. Steenhoek stated that with the Toro and Opus developments he was, at the last minute, notified by Toro and never notified by Opus of their plans. He was disappointed that no one reached out to him during the site plan stage. Mr. Steenhoek also commented that he inquired with city staff about notification and his understanding from staff is that they are not required to reach out to abutting property owners when there is a site plan approved. Mr. Steenhoek stated that his purpose for being at the meeting tonight is that he wants to request, at a minimum, if a developer comes to improve Roger Bauer's property that city staff reach out to him so that he is made aware of the plans. He stated he will give his 100% commitment not to be a stick in the mud but would appreciate being informed in advance. Mr. Steenhoek stated he does support Roger Bauer's rezoning request.

T.Ripper asked if anyone in the audience would like to speak for or against the request. He then asked the Commission if they had any further comments.

Motion by T.Flack to close the public hearing and receive and file documents. Second by K.Whiting. All voted aye. Motion carried 6 – 0.

BUSINESS ITEMS

There were no business items.

REPORTS

City Council Meeting

E.Jensen reported on his attendance at the December 18, 2017, City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the January 2, 2018 Plan and Zoning Commission meeting.

E.Jensen reported that there will be a public hearing to rezone property at NW 36th Street and NW Irvinedale Drive at the January 2, 2018 Plan and Zoning Commission meeting.

E.Jensen shared that the Ankeny Plan 2040 Public Open House was Tuesday, December 12, 2017. He stated that it was very well attended and there were a lot of positive comments.

E.Jensen thanked Kelly Whiting for her service on the Commission and her service to the community.

Commissioner's Reports

C.Ender thanked staff and complimented them on the Comprehensive Plan open house. He then commented that due to conflicts he might not be able to attend the Plan and Zoning Commission meetings in January.

T.Flack asked staff to look into the Planet Fitness signs that she has noticed around Ankeny. She then thanked Kelly Whiting for her service on the Commission.

T.Ripper asked staff if there are any ordinances that relate to food trucks. E.Jensen stated no. T.Ripper asked if there should be. E.Jensen commented that Ankeny has not had any issues where the food trucks use public streets and stated it may be something that the city should be considering. He commented that the city would look at it when they work on the zoning code update.

K.Whiting thanked the Commission members for allowing her serve with them and she thanked staff for their guidance on planning and zoning.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:50 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission