

## **Meeting Minutes**

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

Tuesday, February 6, 2018

Ankeny City Hall – City Council Chambers

410 W. First Street, Ankeny, Iowa

#### **CALL TO ORDER**

Chair T.Ripper called the February 6, 2018 meeting of the Plan & Zoning Commission to order at 6:30 pm.

#### **ROLL CALL**

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

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

S.Odson requested Item #4 Wangsness Plat 2 Preliminary Plat (County) be removed from the Consent Agenda. Motion by S.Odson to accept the agenda with the removal of Item #4 from the Consent Agenda. Second by T.Flack. All voted aye. Motion carried 8 – 0.

#### **REMOVED CONSENT AGENDA ITEM**

##### **Item #4. Wangsness Plat 2 Preliminary Plat (County)**

S.Odson asked how far will the Four Mile Drive interceptor extension be from the house on Lot 2.

Mr. Terry Coady, Snyder & Associates, 2727 SW Snyder Blvd., Ankeny representing Jeff Wangsness the owner and developer of the property. He stated they are creating one additional lot with this development. Mr. Coady commented that there is an existing homestead currently in the area that is on a larger lot and the one additional lot, Lot 2, is approximately 350 feet away from the sewer.

S.Odson asked staff if Oakwood Heights Mobile Home Park is still using the settling ponds. Staff was uncertain.

S.Odson then asked why the developer was using septic instead of hooking up to the sewer. Mr. Coady presented a map, which showed the location of Lot 2 just east of NE 29<sup>th</sup> Street and showed the layout of the septic systems that are currently in use. Mr. Coady explained that Polk County looked at the development of this one additional lot to the existing cluster of homes and felt that because of the flood plains in the area and the Ankeny Airport to the west that allowing septic use for this one lot within this cluster would be satisfactory.

S.Odson asked if the property to the north is restricted to field, or can it be developed. E.Jensen responded that at some point it could be developed. S.Odson asked how many more lots are we going to allow to have septic on NE 29<sup>th</sup> Street. Mr. Coady stated that within this existing cluster of homes, this would be the last potential area. S.Odson asked what about the property to the north. E.Jensen responded that if a developer came in and was looking to do a subdivision of 5-10 lots they could run a lateral sewer off of that main and serve the property. S.Odson asked if they would run the sewer up the right-of-way as it was stated in 2015. E.Jensen commented that it might make sense at that time, if the development was big enough, that you could run something up the right-of-way and help pick up the ones that exist today. E.Carstens stated the Municipal Utilities Department has not done a detailed study on how the sewer would run along NE 29<sup>th</sup> Street. He commented that right now the property that Mr. Odson is referring to is not in the city. S.Odson commented that it is in our Comprehensive Plan so eventually it will probably be in the city. E.Carstens responded that he agrees. L.West asked Mr. Coady to point out where the flood plain is located on the map that he presented. She stated it makes her nervous to have septic so close to the flood plain. Mr. Coady stated that the septic is adequately far enough away from the flood plain for design purposes. S.Odson stated he did visit the site and looked at the flood plain and the existing homes are a lot higher. S.Odson continued to state what bothers him is that we put all the money into an inceptor that runs up Four Mile Creek and we are

not going to make people connect to it. Mr. Coady stated there are some issues if they were to bring sanitary sewer up and run along the east side of NE 29<sup>th</sup> Street. He stated there is a little bit of right-of-way restriction, as the City of Ankeny has a 12" water main on the east side and also a Berwick water main on the east side so constructability at this time being on the east side of NE 29<sup>th</sup> Street may be a little difficult to build. Mr. Coady commented that you would probably have to run it to the west side of NE 29<sup>th</sup> Street, run it north and then come back over to the east side. He stated if you were to run sewer there, a lot of the existing homes sit back 600 to 800 feet so they still would not be able to tie into the sewer. E.Carstens commented the general purpose of the trunk sewer is to take our sewer treatment plant off line. S.Odson stated he agrees but it is also to serve the valley and everything above it. T.Ripper asked if S.Odson's concern is who will cover the cost of the sewer if in 15-20 years, SE Four Mile Drive is a four-lane with sidewalks and more development. Would the homeowners who live there pay the connection fees? S.Odson stated that in the past the community paid the cost. S.Odson reiterated that he does not understand why the County does not make anyone hook to the sewer. S.Odson understands this developer only has a single lot and he is not suggesting that the request tonight be denied but he wants to go on record that this is not the right way to do things. L.West asked if he would like to modify the motion. S.Odson stated no, as he is not here to stop the process.

T.Ripper asked if there was any further discussion.

Motion by L.Anderson to recommend City Council approval of Wangsness Plat 2 Preliminary Plat, subject to applicable Polk County subdivision requirements in lieu of the City of Ankeny subdivision regulations. Second by S.Houlihan. Motion carried 6 – 2. (Nay: S.Odson, L.West)