

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, December 18, 2018

Ankeny City Hall – City Council Chambers

410 W. First Street, Ankeny, Iowa

CALL TO ORDER

Chair T.Ripper called the December 18, 2018 meeting of the Plan & Zoning Commission to order at 6:30 pm.

ROLL CALL

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

AMENDMENTS TO THE AGENDA

Motion by G.Hunter to approve and accept the December 18, 2018 agenda without amendments. Second by L.Anderson. All voted aye. Motion carried 7 – 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 4, 2018 minutes of the Plan and Zoning Commission meeting.

Item #2. 3301 N Ankeny Boulevard – Briarwood Plat 23, Lot 2 Site Plan

Motion to approve the site plan for 3301 N Ankeny Boulevard, Briarwood Plat 23, Lot 2.

Item#3. Metro Crossing Final Plat

Motion to recommend City Council approval of Metro Crossing Final Plat.

Referencing Item #3, C.Ender asked whether the Commission would be seeing a site plan soon for this plat. K.Gorman stated that staff has received the site plan and due to the complexity of the site, the review by staff is taking a little longer than normal. S.Odson also asked how they will be handling the water in the area. K.Gorman shared that the architects and engineers have proposed solutions for that issue and staff is reviewing them in depth. E.Jensen stated that staff will address these questions fully when the site plan comes before the Commission.

Referencing Item #2, T.Ripper asked staff for clarification on the acronyms, CMU and ACM, within their staff report as it relates to the building materials. E.Jensen stated CMU is concrete masonry unit but this will be architectural so it should be rough finish not smooth. D.Silverthorn shared that ACM is aluminum composite material. He then explained the use of this material for this project in more detail for the Commission. T.Ripper asked whether they would be using textured or split-face block as opposed to smooth faced block as mentioned in the staff report. D.Silverthorn shared that they will be using textured block and showed the Commission a sample of the block that the developer provided.

Motion by G.Hunter to approve the recommendations for Consent Agenda Item(s) #1 - #3. Second by L.Anderson. All voted aye. Motion carried 7 – 0.

PUBLIC HEARINGS

Item #4. Polk County Aviation Authority requests to rezone property from U-1, Conservation and Public Utility District to M-1, Light Industrial District with use restrictions.

R.Hulstrom reported that the Polk County Aviation Authority is requesting an amendment to the zoning classification of approximately 16.06 acres of land generally located east of Interstate 35 and north of SE Corporate Woods Drive. She stated the request is to change the zoning from U-1, Conservation and Public Utility District to M-1, Light Industrial District, with use restrictions. R.Hulstrom shared that the applicant is proposing to restrict some of the allowable uses in the M-1 District on this site. She further stated that the use restrictions and conditions that the applicant is requesting be placed on the property are outlined in the staff report. R.Hulstrom shared that the uses proposed to be prohibited are generally the heavier industrial uses allowed in the M-1 District. R.Hulstrom stated the Future Land Use Map for this area, as identified in The Ankeny Plan 2040, is Airport Business Park and the Corporate Woods Business Park PUD located south of the proposed rezoning has the same future land use classification. She explained that the proposed zoning is considered consistent with the most recent Comprehensive Plan since the properties south, north, and east of the proposed rezoning area are also shown as Airport Business Park. R.Hulstrom stated the owner/developer has submitted the required rezoning petition consisting of the signatures of the owners of the subject land as well as the signatures of the owners of at least 60 percent of the land within 250'. Staff will present a complete staff report at the next Plan and Zoning Commission meeting on January 8, 2019.

E.Jensen shared that Assistant City Manager Paul Moritz who is also the Airport Board Manager/Applicant was not able to attend this public hearing. Staff will take any questions raised by the Commission back to Paul Moritz and staff will address them in the staff report at the next meeting.

A.Renaud asked what the plan is for SE Convenience Boulevard. E.Jensen stated that it will terminate where it is constructed to now, which is a cul-de-sac on the north end of the airport property. A.Renaud then asked if they would ever connect SE Convenience Boulevard to the north. E.Jensen shared there are no plans at this time to extend a public street through the airport property.

C.Ender asked whether there would be any airport zoning restrictions on this property due to its proximity to the airport. E.Jensen commented that the airport zoning district really regulates height. Since the property is in between the two runways, it is not as impacted by the height limitations and he believes the zoning would be more restrictive than the airport zoning restrictions but staff will follow up on his question.

L.West commented that it is a U-1 Conservation and Public Utility District and wondered if there are any conservation aspects to this district. E.Jensen shared that he does not know the origins of the U-1 district or why it was created but the properties that are zoned U-1 in this community are the airport and DMACC. He stated it is more about it being a public facility.

There was no one in the audience to speak for or against the rezoning.

S.Odson asked staff if they knew what market they were looking at for this property. R.Hulstrom replied that she does not.

The Commission had no further questions.

Motion by C.Ender to close the public hearing, and receive and file documents. Second by G.Hunter. All voted aye. Motion carried 7 – 0.

BUSINESS ITEMS

There were no business items.

REPORTS

City Council Meeting

E.Jensen reported on his attendance at the December 17, 2018, City Council meeting. He shared with the Commission that there were two proposed development agreements on the agenda for Kreg Enterprises, Inc. and Northern Tool & Equipment Company, Inc. and Ryan Companies, US, Inc. He further shared with the Commission some of the details on their plans to locate in Ankeny.

Director's Report

E.Jensen presented the tentative agenda items for the January 8, 2019 Plan and Zoning Commission meeting.

E.Jensen provided an update on administratively approved final plats and site plans in the Prairie Trail development including: The Sterling at Prairie Trail Plat 2, Heritage Townhomes at Prairie Trail Plat 4, Estates at Prairie Trail Plat 7, Havenwood Plat 4, Heritage Park at Prairie Trail Plat 2, Vintage Business Park at Prairie Trail Plat 6, Pointes West Villas Plat 1, Ankeny Elementary 11, Primrose School – 2620 SW Vintage Parkway and Lot 1, Vintage Business Park at Prairie Trail Plat 5 (Wags) – 1650 SW Magazine Road.

Commissioner's Reports

G.Hunter wished everyone a Merry Christmas.

C.Ender asked staff if there was any information available online about the bicycle tourism study. E.Jensen commented that there is nothing currently online. He will follow up with Economic Development Director Derek Lord to see what information is available and share it with the Commission.

L.Anderson commented that Kreg Tool moving to Ankeny from Huxley is great for our community. He then shared information that was offered to him at a board meeting that Kreg Tool is gifting their property and land to the City of Huxley for economic development. He continued to share that part of their decision to move to Ankeny versus Waukee or somewhere else, was that homeowners who work for Kreg and live in Huxley could make the commute to Ankeny and continue working for them. E.Jensen also commented that in addition to the land and property that Kreg is giving to the City of Huxley, they are also establishing an endowment fund directed by a committee for the City to use.

MISCELLANEOUS ITEMS

January 7, 2019 – 5:30 p.m. City Council Meeting Representative: T.Ripper

ADJOURNMENT

There being no further business, the meeting adjourned at 7:13 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission