

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, January 8, 2019
Ankeny City Hall – City Council Chambers
410 W. First Street, Ankeny, Iowa

CALL TO ORDER

Chair T.Ripper called the January 8, 2019 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

AMENDMENTS TO THE AGENDA

S.Odson requested Item #3, 1615 SE Cortina Drive – Metro Crossing Site Plan be removed from the Consent Agenda. Motion by L.West to approve and accept the January 8, 2019 agenda with the removal of Item #3 from the Consent Agenda. Second by T.Flack. 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 18, 2018 minutes of the Plan and Zoning Commission meeting.

Item #2. 225 SW Oralabor Road – Kinder Care Daycare Center Site Plan

Motion to approve the site plan for 225 SW Oralabor Road, Kinder Care Daycare Center

Item #4. Albaugh Industrial Park Plat 10 Final Plat (County)

Motion to recommend City Council approval of Albaugh Industrial Park Plat 10 Final Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

Referencing Item #2, C.Ender asked when they plan to open the daycare center.

Jason Ledden, Snyder & Associates, 2727 SW Snyder Boulevard, Ankeny stated they plan to begin construction in the spring of this year.

Motion by T.Flack to approve the recommendations for Consent Agenda Item(s) #1, #2 and #4. Second by C.Ender. All voted aye. Motion carried 6 – 0.

REMOVED CONSENT AGENDA ITEM

Item #3. 1615 SE Cortina Drive - Metro Crossing Site Plan

S.Odson confirmed with staff that they communicated with the applicant that the Plan and Zoning Commission's past practice is to have a durable material 24" to 36" high around the base of the building and he assumes the applicant elected not to do it.

K.Gorman shared that staff did communicate with the applicant on different occasions explaining that the ordinance regarding site plans states "*materials should provide for strength and permanence*" and the applicant elected to move forward with the proposed site as designed.

Kevin Stromert, ETHOS Design Group, 119 2nd Street, Polk City, Iowa shared with the Commission pictures of existing buildings surrounding the site where they plan to build. He then continued to explain what type of building materials were used on each of the surrounding buildings. Kevin Stromert presented color elevations of the building that they intend to build. He explained in-depth the materials that would be used in their building design and felt that this design would continue to aesthetically look good and hold up into the future.

T.Flack asked if there was a reason that they did not choose to use more of a permanent material. Kevin Stromert replied that the main reason from the developer's standpoint would be the cost. He shared that without having to change the material and adding such things as the sidewalk and landscape area, they would be able to maintain durability. A.Renaud asked about the backside of the building where the truck docks are located and if there is a durability concern when the trucks come in. Kevin Stromert explained that they have added bollards on both sides of the overhead doors to keep trucks from hitting the building as they pull in and out.

S.Odson commented that he does not see any reason not to require the durable material at the base of the building as the Commission has asked for in the past. He shared it only adds value to the building over time. He commented that any metal building that is 10 years or older, is really starting to show wear and anything that has durable material 24" to 36' inches around the base still looks good. T.Ripper agreed but commented that the architecture of this building is nice. T.Flack also commented that it is a nice looking building, and its location may be a little different from other buildings that the Commission has seen but because it is metal, she still has the concerns of how it will look 10 years from now. C.Ender clarified with Kevin Stromert as to what type of metal is being used on the south and west façades. Kevin Stromert stated it is a Firestone product. C.Ender then asked where the HVAC units would be located. Kevin Stromert shared that the HVAC units will be on the roof screened by the parapet.

T.Ripper asked staff about the water issues that are prevalent in that area during inclement weather. K.Gorman replied by saying the city cannot force the developer to fix the water issues in the area. He shared that City staff did bring in an outside consultant to review the reports prepared by Nilles Associates and they confirmed that their plan adequately handles all the water for this site when developed. K.Gorman commented that their plan would likely not improve the current water issues but it will not make it worse. C.Ender asked if the building would be at risk of flooding.

Roger Silver, Nilles Associates, 1250 SW State Street, Ankeny presented a drawing and explained to the Commission how they designed the water flow for this site. He commented the water flow should never hit the building pad. He further explained how the two detention basins on the site will help handle the water not only on the site but could possibly serve a purpose during small rain events to help minimize how much is flowing in the street.

T.Flack commented that she is not in favor of the all-metal building. C.Ender commented that he has been comfortable approving buildings with similar situations to this in the past and finds it architectural pleasing. He is comfortable approving it as proposed. T.Ripper agreed that the architecture is pleasing but he feels there needs to be durable materials at the base of the building. He does believe that it will be a great addition to the area. S.Odson commented that staff made it clear to the developer that the code states *strength and permanence*, so in his opinion, the site plan should be denied. C.Ender commented that he is comfortable approving it since it is not a requirement in the code of ordinances.

E.Jensen suggested that the Commission table action instead of denying it and direct the applicant to incorporate permanent materials into their design as discussed in this meeting. The applicant would then need to bring the new design back to the Commission.

Motion by T.Flack to table action on 1615 SE Cortina Drive - Metro Crossing Site Plan and request that the applicant incorporate durable materials to the bottom two or three feet of the building. Second by L.West. All voted aye. Motion carried 6 – 0.

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS

Item #5. 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 and conditions.

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 and conditions. 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 shared that the applicant has stated that the FAA recently deemed the proposed rezoning area to have no aeronautical use. Therefore, the Polk County Aviation Authority has decided to make the 16.06 acres available for sale and private development with the intended purpose of having the property developed into light-industrial and/or mixed office use. She stated the proceeds from the sale of the property will go towards financial capital improvements at the Ankeny Regional Airport. She explained that the applicant is proposing to restrict some of the allowable uses in the M-1 District on this site and stated the restrictions and conditions were outlined in the staff report. R.Hulstrom explained that the property is located in the Crosswinds Water Connection District 1 and the Crosswinds Trunk Sewer Connection District 1. She further explained that a 12-inch water line and the sanitary sewer runs along the east property line on the southern portion of the rezoning area. A limited amount of the sanitary sewer line is 8-inch with the remainder being 4-inch. She stated that future development of the proposed rezoning area will require a lift station since the existing 4-inch sanitary sewer is force and not gravity driven. She also commented that there is storm sewer piping that runs along SE Convenience Boulevard and continues north and east before connecting to an intermittent stream that takes the storm water southeast to Four Mile Creek. R.Hulstrom stated that the Polk County Aviation Authority has extended SE Convenience Boulevard 1,200 feet along the east side of the property, which will provide public street access to the site. The street is currently paved and will be fully complete next spring. She shared that no one from the public spoke during the public hearing but there were a number of comments and questions raised by Commission members. R.Hulstrom shared that the only question that was not addressed at the public hearing was a question raised regarding whether there were airport-zoning restrictions that might apply to the rezoning area due to its vicinity to the Ankeny Regional Airport. She presented to the Commission an aerial map that was provided by Paul Moritz, Airport Board Manager, Polk County Aviation Authority, which outlined the height limitations on the rezoning area. E.Carstens further shared that the M-1 zoning district has a height restriction of 75-feet.

Paul Moritz, Airport Board Manager, Polk County Aviation Authority stated that an Obstruction Evaluation/Airport Airspace Analysis would have to be done whenever the property is developed and the land is changed. The FAA is the one that will have to complete the study so the numbers presented tonight are approximate.

R.Hulstrom stated the applicant 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% of the land within 250' and the proposed rezoning is consistent with the Airport Business Park zoning classification in The Ankeny Plan 2040. She further stated the use restrictions and conditions are similar in nature to the Corporate Woods Business Park PUD, located south of the proposed rezoning area. Therefore, staff is recommending that the Plan and Zoning Commission recommend City Council approval of the request to rezone property owned by Polk County Aviation Authority from U-1, Conservation and Public Utility District to M-1, Light Industrial District with use restrictions and conditions as outlined in the staff report.

S.Odson asked staff to clarify the information provided on the sanitary sewer for the property including the reason for the privately owned lift station. R.Hulstrom along with Paul Moritz provided a more detailed explanation.

C.Ender thanked staff for providing the additional information on the height regulations.

Motion by T.Flack to recommend City Council approval of the request by Polk County Aviation Authority to rezone property from U-1, Conservation and Public Utility District, to M-1, Light Industrial District with use restrictions and conditions. Second by C.Ender. All voted aye. Motion carried 6 – 0.

REPORTS

City Council Meeting

T.Ripper reported on his attendance at the January 7, 2019, City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the January 22, 2019 Plan and Zoning Commission meeting and the December 2018 Building Permits Report. He also stated that there would be a public hearing on January 22, 2019 for a request to rezone property by Bill Kimberley, LC from R-1 to R-2, with restrictions.

There were no questions regarding the Plan & Zoning Commission 2018 Report.

Commissioner's Reports

There were no reports.

MISCELLANEOUS ITEMS

January 21, 2019 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, the meeting adjourned at 7:11 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission