

**Meeting Minutes**  
**Plan & Zoning Commission Meeting**  
Tuesday, January 22, 2019  
Ankeny City Hall – City Council Chambers  
410 W. First Street, Ankeny, Iowa

**CALL TO ORDER**

Chair T.Ripper called the January 22, 2019 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

**ROLL CALL**

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

**BUSINESS ITEMS**

**Item #3. Crosswinds Business Park Neighborhood Plan #3**

D.Silverthorn reported that Crosswinds Business Park is a 470-acre planned unit development, generally located in the far southeastern portion of the existing Ankeny city limits—east of I-35 and south of SE Corporate Woods Drive. He stated the PUD was rezoned from R-1, One-Family Residence District, in 2008 with the intent to be developed as office, retail, mixed use, flex space, light industrial, light manufacturing, or warehouse and distribution uses. D.Silverthorn stated that Crosswinds Business Park Neighborhood Plan #3 is comprised of one, 20.59-acre lot, which is located northwest of the intersection at SE Corporate Woods Drive and SE 72<sup>nd</sup> Street. He explained that the proposed plan would include improvements to SE 72<sup>nd</sup> Street, extension of water and sanitary sewer mains, and drainage to facilitate the development of a new terminal for Ruan Transportation. D.Silverthorn then shared in detail with the Commission of the proposed plan for streets, water, sewer and drainage, which he outlined in the staff report. Staff recommends that the Plan and Zoning Commission recommend City Council approval of the Crosswinds Business Park Neighborhood Plan #3.

S.Odson asked staff for clarification of the information provided in the staff report regarding the alternative proposal to tie into sanitary sewer.

Doug Saltsgaver, Engineering Resource Group, Inc., 2413 Grand Avenue, Des Moines, Iowa representing Ruan Transportation stated that their hope was to get the adjoining property owner to the south to split the costs for the improvements to the road, which did not happen so they will complete it as part of their project. He did state that they were in further discussions with a party that is interested in purchasing the property to the south and if they do purchase it, they would allow them to extend sanitary sewer from the south up to 72<sup>nd</sup> Street so they would not have to cross Corporate Woods Drive. He shared that it would eliminate 400 to 500 feet of sanitary sewer pipe. Doug Saltsgaver explained that they discussed this option with City staff and they are okay with this plan as long as sanitary sewer will be extended to the west end of the 72<sup>nd</sup> Street improvements. He also stated that they are reviewing the plans further to make sure it can serve future development as it goes west.

S.Odson asked whether there has been any communication to the property owners of the homes to the west of this property. His concern is whether the triangular piece of land north of the three homes would be land locked. E.Jensen commented that he believes the Economic Development Director has been in contact with them and clarified that one of the homeowners does own that piece of land so there is access to it.

Motion by T.Flack to recommend City Council approval of Crosswinds Business Park Neighborhood Plan #3. Second by A.Renaud. All voted aye. Motion carried 8 – 0.