

**Meeting Minutes**  
**Plan & Zoning Commission Meeting**  
Tuesday, April 16, 2019  
Ankeny City Hall – City Council Chambers  
410 W. First Street, Ankeny, Iowa

**CALL TO ORDER**

Chair L. West called the April 16, 2019 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

**ROLL CALL**

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

**AMENDMENTS TO THE AGENDA**

Motion by T. Flack to approve and accept the April 16, 2019 agenda without amendments. Second by G. Hunter. 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 April 2, 2019 minutes of the Plan and Zoning Commission meeting.

**Item #2. 1615 SE Cortina Drive – Revised Elevations for Metro Crossing Site Plan**

Motion to approve the revised elevation drawings to accompany the site plan for 1615 SE Cortina Drive, Metro Crossing.

**Item #3. The Pines at Rock Creek Final Plat (County)**

Motion to recommend City Council approval of The Pines at Rock Creek Final Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

Motion by T. Ripper to approve the recommendations for Consent Agenda Item(s) #1 - #3. Second by A. Renaud. All voted aye. Motion carried 6 – 0.

**PUBLIC HEARINGS**

There were no public hearings.

**BUSINESS ITEMS****Item #4. Loren and Younghee Steenhoek/Panama Transfer request to rezone property from R-1, One-Family Residential District to M-1, Light Industrial District with use restrictions.**

E. Jensen reported that the request is to rezone 5.12-acres of land owned by Loren and Younghee Steenhoek/Panama Transfer from R-1, One-Family Residence District to M-1, Light Industrial District with use restrictions. The property is located west of SE Delaware Avenue and south of SE 54<sup>th</sup> Street. He stated that this is the same zoning and use restrictions approved for the Toro, Chapman, and Roger Bauer properties immediately to the east and south. He shared that there were no comments from the public and there were no questions from Commission members at the public hearing on April 2, 2019. E. Jensen stated that staff is recommending that the Plan and Zoning Commission recommend City Council approval of the request to rezone property owned by Loren and Younghee Steenhoek / Panama Transfer from R-1, One-Family Residence District to M-1, Light Industrial District with use restrictions.

There was no discussion by the Commission.

Motion by T.Flack to recommend City Council approval of the request to rezone property owned by Loren and Younghee Steenhoek / Panama Transfer from R-1, One-Family Residential District, to M-1 Light Industrial District with use restrictions. Second by G.Hunter. All voted aye. Motion carried 6 – 0.

**Item #5. Request to vacate a portion of public right-of-way located at the intersection of SE Crosswinds Drive and SE 77<sup>th</sup> Street, within the Crosswinds Business Park Planned Unit Development.**

D.Silverthorn reported that the City has received a request to vacate a portion of right-of-way located at the intersection of SE Crosswinds Drive and SE 77<sup>th</sup> Street, within the Crosswinds Business Park Planned Unit Development. He stated the right-of-way was originally acquired in 2012 to facilitate the construction of SE Crosswinds Drive and SE 77<sup>th</sup> Street. He shared that the City Council approved the Neighborhood Plan #4 at their meeting on April 15, 2019 and the request for this right-of-way vacation is to facilitate future platting that falls in accordance with the Neighborhood Plan #4. D.Silverthorn explained that the neighborhood plan realigns SE 77<sup>th</sup> Street for a westerly extension, with no southerly extension of SE Crosswinds Drive through the existing intersection. City staff has reviewed the vacation request, and has determined that the vacation request is appropriate. D.Silverthorn stated that the staff recommendation is that the Plan & Zoning Commission recommend City Council approval of the request to vacate a portion of public right-of-way located at the intersection of SE Crosswinds Drive and SE 77<sup>th</sup> Street, within the Crosswinds Business Park Planned Unit Development.

There was no discussion by the Commission.

Motion by T.Flack to recommend City Council approval of the request to vacate a portion of public right-of-way located at the intersection of SE Crosswinds Drive and SE 77<sup>th</sup> Street, within the Crosswinds Business Park Planned Unit Development. Second by G.Hunter. All voted aye. Motion carried 6 – 0.

**Item #6. Kimberley Estates Preliminary Plat**

K.Gorman reported that Kimberley Estates Preliminary Plat is a proposed 30.03-acre development containing two phases, showing 51 single-family detached residential lots, street development, and storm water management. He stated the subject property is located west of NE Delaware Avenue and about a quarter of a mile north of NE 54<sup>th</sup> Street. K.Gorman explained that the properties to the north and east of the rezoning area are in Polk County, zoned Agricultural District, the property to the west is zoned R-1, Single-Family Residence District and the Northgate East Planned Unit Development is located to the south. He shared that the preliminary plat shows extension of NE Briarwood Drive north from the Northgate East development, which would connect this proposed development with NE 54<sup>th</sup> Street to the south and a short NE 61<sup>st</sup> Street that will connect NE Briarwood Drive and NE Delaware Avenue, and serve as the primary entrance to the development. K.Gorman stated that there is a 30-foot landscape easement shown along the preliminary plat's eastern boundary, bordering NE Delaware Avenue, which will contain a decorative fence with concrete columns, black-coated decorative fencing, a berm, landscaping, irrigation, and possible lighting. K.Gorman explained that a twelve-inch water main will be extended north along the west side of NE Delaware Avenue, an eight inch water main will be installed throughout the development and eight inch sanitary sewer and eight inch storm sewer will service most of the development. He further said an eighteen-inch trunk sewer will be installed roughly following the east side of Four Mile Creek. K.Gorman explained that the existing pond will be filled in and two areas identified for storm water detention will be constructed to handle the runoff that will ultimately discharge into the tributary and move south. Staff recommends that the Plan and Zoning Commission recommend City Council approval of the Kimberley Estates Preliminary Plat.

G.Hunter asked staff who owns the property to the north of this plat. E.Jensen stated Wayne Abuhl. G.Hunter then asked if Mr. Abuhl is okay with draining the pond and filling it in since the property line goes through the middle of the pond. E.Jensen said his understanding is that Mr. Kimberley has the next rights to buy Mr. Abuhl's property as he continues to build. A.Renaud asked if the newly constructed ponds would be of similar size to accommodate the water flow. K.Gorman explained that the existing pond will be filled in, and analyzed by a Geotech to make sure that the ground is suitable to construct homes on and then dry bottom detention ponds will take its place. He does not believe the current pond has any kind of storm water properties as it currently stands. It is purely a recreational aesthetic so the removal of the pond should not affect anything.

L.West asked Dean Roghair if there will be an HOA with this development.



Dean Roghair, Civil Design Advantage, 3405 SE Crossroads Drive, Ste. G, Grimes, Iowa stated that there will be an HOA set up to maintain the fence, landscaping along Delaware, the creek and ponds on the west side. He stated they are planning a high-end housing project on the property. L.West commented that she likes the look of the plat.

G.Hunter stated he is concerned about people buying lots 24, 25 and 26 and being informed that the land used to be a pond. He further stated that if they do not fill the pond properly there could be issues. Dean Roghair stated that they will have a Geotech out on site during construction to test the soils and the fills will be compacted to all the City standards. K.Gorman also commented that the City's building division is aware of the situation that will be occurring on those lots and plan to review it closely. E.Jensen commented that if G.Hunter has a concern about the future property owners being aware that the land previously was a pond, there could be a note placed on the final plat. G.Hunter further commented that he is just concerned about the foundations on those homes.

There was no further discussion by the Commission.

Motion by G.Hunter to recommend City Council approval of the Kimberley Estates Preliminary Plat. Second by T.Flack. All voted aye. Motion carried 6 – 0.

## **REPORTS**

### **City Council Meeting**

E.Jensen reported on his attendance at the April 15, 2019, City Council meeting.

### **Director's Report**

E.Jensen presented the tentative agenda items for the May 7, 2019 Plan and Zoning Commission meeting.

### **Nick Lenox, Director of Parks & Recreation – Parks & Facilities Comprehensive Plan Update**

Nick Lenox shared that in 2006 the City adopted the first Parks & Facilities Comprehensive Plan. He provided a presentation to the Commission that included information on the yearlong public planning process and an overview of the chapters of the 2019 Parks & Facilities Comprehensive Plan. The 2019 Parks & Facilities Comprehensive Plan was adopted on March 18, 2019 and is available on the City's website.

### **Commissioner's Reports**

A.Renaud asked staff if they knew when the Kwik Star plans to begin development on NW 36<sup>th</sup> Street. K.Gorman shared that his understanding is that they may not start development for another six to eight months.

T.Flack said her family uses the parks in the community often. She thanked Nick Lenox and his department for all their hard work.

## **MISCELLANEOUS ITEMS**

May 6, 2019 – 5:30 p.m. City Council Meeting Representative: G.Hunter

## **ADJOURNMENT**

There being no further business, the meeting adjourned at 7:23 p.m.



Submitted by Brenda Fuglsang, Secretary  
Plan & Zoning Commission