

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, May 21, 2019
Ankeny City Hall – City Council Chambers
410 W. First Street, Ankeny, Iowa

CALL TO ORDER

Chair L. West called the May 21, 2019 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

AMENDMENTS TO THE AGENDA

Motion by G. Hunter to approve and accept the May 21, 2019 agenda without amendments. Second by T. Ripper. 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 May 7, 2019 minutes of the Plan and Zoning Commission meeting.

Item #2. 521 SW Ordinance Road - Sudzee's Outdoor Storage Site Plan

Motion to approve the site plan for 521 SW Ordinance Road, Sudzee's Outdoor Storage.

Item #3. Panama Transfer Addition Plat 1 Final Plat

Motion to recommend City Council approval of the Panama Transfer Addition Plat 1 Final Plat.

Item #4. 7AZU Development Plat 1 Major Final Plat (County)

Motion to recommend City Council approval of 7AZU Development Plat 1 Major Final Plat, subject to applicable Polk County subdivision requirements in lieu of the City of Ankeny subdivision regulations.

Item #5. Mocking Bird Hill Plat 1 Preliminary Plat and Final Plat (County)

Motion to recommend City Council approval of Mocking Bird Hill Plat 1 Preliminary Plat, subject to applicable Polk County subdivision requirements in lieu of the City of Ankeny subdivision regulations.

Motion to recommend City Council approval of Mocking Bird Hill Plat 1 Final Plat, subject to applicable Polk County subdivision requirements in lieu of the City of Ankeny subdivision regulations.

Motion by G. Hunter to approve the recommendations for Consent Agenda Item(s) #1 - #5. Second by A. Renaud. All voted aye. Motion carried 6 – 0.

PUBLIC HEARINGS

Item #6. Randy and Carol Miller request for voluntary annexation into the City of Ankeny.

K. Gorman reported Randy & Carol Miller and Kimberley Development Corporation have requested annexation into the City of Ankeny. He stated the property is approximately 123 acres, adjacent to the northeast quadrant of Ankeny, generally located north of NE 54th Street and east of NE Delaware Avenue. He shared that the proposed annexation area consists entirely of petitioned land and is contiguous with the corporate boundary of Ankeny. K. Gorman stated that the annexation area is identified in the Ankeny Plan 2040 future land use map as Low Density Residential and if the property is annexed, it will be initially zoned R-1, One-Family Residence District. Staff will present a complete staff report at the next Plan & Zoning Commission meeting on June 3, 2019.

Erin Ollendike, Civil Design Advantage, 3405 SE Crossroads Drive, Ste. G, Grimes on behalf of Kimberley Development. She said that she does not have any additional information for the Commission and asked if they had any questions for her.

There were no questions from the Commission.

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

Motion by G.Hunter to close the public hearing, and receive and file documents. Second by L.Anderson. All voted aye. Motion carried 6 – 0.

BUSINESS ITEMS

Item #7. Harvest Ridge Preliminary Plat

D.Silverthorn reported Harvest Ridge is a proposed 54.90-acre preliminary plat located east of N Ankeny Boulevard/US Hwy 69 and approximately ¼-mile north of NE 54th Avenue. He stated the subject area was included in the Cougar Valley Farms rezoning from R-1 One-Family Residence District to R-3 Multiple-Family Residence District, restricted to single-family; and R-3 Multiple Family Residence District, restricted to 10 units per acre. The rezoning was approved at the City Council meeting on May 20, 2019. He explained that Lots 1-59 and Lots 69-95 are platted in accordance with R-3 zoning district size and area regulations; and the nine southernmost lots in this preliminary plat, Lots 60-68, are currently zoned R-1 One-Family Residence District, and have been platted accordingly to meet the minimum size and area regulations per R-1 zoning. D.Silverthorn provided a detailed explanation of the proposed street development within this preliminary plat and shared that the Public Works Department strongly recommends limiting the southeast cul-de-sac length to 500 feet or less due to concerns with the efficiency of winter maintenance operations. He further shared information regarding the water main, sanitary sewer, storm sewer and storm water detention for this plat. D.Silverthorn stated that there is no proposed parkland with this development, so the developer will be required to provide payment in lieu of parkland and a parksite dedication agreement at the time of final platting.

L.West asked if the Fire Department approved of the very short and very long cul-de-sacs. D.Silverthorn stated there was discussion regarding the cul-de-sacs during the Tech Review meeting. He shared that part of the discussion was that historically there have been developments in the city that have cul-de-sacs exceeding further, than what this particular one does but Public Works has expressed their concerns with winter maintenance so they are requesting to seek special approval.

C.Ender asked if the Commission has seen the preliminary plat for the property north of NE 55th Street. D.Silverthorn stated yes. C.Ender also shared that NE Sherman Drive and NE Sherman Court, in his opinion, will be very confusing because it is the same stretch of roadway. C.Ender then stated that when Outlot X was rezoned for R-3, they mentioned there could be upwards of 100 units on the Outlot. D.Silverthorn stated he believes that 100 was what they figured as the maximum density on the Outlot. C.Ender asked staff if they are comfortable with that amount of units only having a single access point back to a public roadway. D.Silverthorn commented that there might be a future access onto Hwy 69 but it would have to be approved by the DOT. C.Ender stated that if they have plans to get a secondary access he would be interested in knowing as a single access with that many units raises a red flag for him. A.Renaud asked whether the house to the south of this plat would have access to connect to NE Sherman Court if the long road to the west goes away.

Korey Marsh, Snyder & Associates, 2727 SW Snyder Boulevard, Ankeny on behalf of JDEV Development. He stated the existing access road for the house to the south would remain. It is a separate parcel but they would have the option to tie into NE Sherman Court. He stated they are working on the access to Outlot X. He shared that he does not foresee 100 units going onto the 11 acres. C.Ender asked a secondary access would be provided. E.Jensen stated that technically, an access on the northeast portion of the property would meet the spacing requirement from NE 62nd Street for access onto the highway but it would require the developer to work with the DOT. C.Ender commented that he just wants to make sure that they are platting the Outlot to allow for a second access. Korey Marsh replied that they have not yet worked on a concept for the Outlot but they will discuss it with the developer to see if they would be open to an option for a secondary access. C.Ender asked staff if there is a threshold for when a second access is required. E.Carstens stated no. He said there is an appendix in the fire code that technically has not been adopted by the City that says 100 units for a multi-family development should require a second access. It is a suggested number, not city code. E.Carstens stated staff would work through it with the developer when they look at developing the property. He asked C.Ender if he has a threshold that he feels is appropriate. C.Ender stated that he feels 50 units brings a significant number of individuals coming and going. E.Carstens shared that they will consider C.Ender's concern when staff reviews the development plans for the Outlot. A.Renaud said her biggest concern would be to make sure that NE 62nd Street is completed. E.Carstens stated that NE 62nd Street will actually be the east/west collector through this square mile and it would continue to the east all the way to NE Delaware Avenue.

There was no further discussion by the Commission.

Motion by C.Ender to recommend City Council approval of the Harvest Ridge Preliminary Plat, subject to City Council approval of the cul-de-sac length exceeding 500 feet. Second by L.Anderson. All voted aye. Motion carried 6 – 0.

Item #8. 102 NE Trilein Drive - Two Rivers Bank proposed building facade changes

E.Carstens reported Onsite Solutions, on behalf of Two Rivers Bank, are proposing an amendment to the approved building elevations at 102 NE Trilein Drive. He said they have applied for a building permit to change the facade. He stated the applicant is proposing to cover all of the face brick and a small portion of EIFS with architectural metal panels. He presented the proposed building elevations. E.Carstens stated that staff felt that the proposed changes were significant enough as compared to the previously approved elevations that the elevations should be reviewed and approved by the Plan & Zoning Commission, prior to any issuance of a building permit.

Marty Barkley, Onsite Solutions, 9500 University Avenue, Ste. 2112, West Des Moines stated that there are two items that he wanted to share with the Commission. One is that they wanted to make the building look a little more massive and secondly, they wanted to try to make this building look a little bit more like the Two Rivers Bank buildings that they have in the metro area. He shared pictures of their facilities in the metro and explained their surfaces in detail to the Commission. Their goal is to make this building look branded with their other facilities. He brought a sample of the actual material that they plan to use and stated that it is architectural panel, not just a piece of metal adhered to the building. He asked the Commission if they had any questions.

G.Hunter shared that all their other facilities seem to have a hard brick style base at the bottom two to three feet of the building. Marty Barkley stated the facility on Ingersoll is precast and the 42nd Street & Westown Parkway facility has stone. He stated that since this building is small they did not want to introduce too many materials. He shared they are trying to keep it relatively simple but they definitely want to cover the red brick, as it does not match the architectural theme that Two Rivers Bank has with the rest of their facilities. G.Hunter stated he feels that they could achieve the same thing with a gray brick. He further explained that the City is working hard on setting new building material standards. He said that he likes the building and the meatier canopies. G.Hunter thinks it looks nice but he does not think two to three feet of gray stone at the bottom of this building would detract from the branding that Two Rivers Bank is trying to get. Marty Barkley and Bill Sullivan, from Two Rivers Bank, agreed with the recommendation and they would place two to three feet of stone at the bottom of this building. L.West commented that they are doing a lot of great things with the existing building but would also like to see a more durable material at the base of the building. Marty Barkley stated that they would find a product that will fit in with the design and scale. E.Carstens asked the Commission if they would like to have the new elevations come back before the Commission. The Commission agreed unanimously to have staff administratively approve the new elevations showing the durable material two to three feet up from the base of the building.

There was no further questions by the Commission.

Motion by G.Hunter to approve the proposed building elevations for Two Rivers Bank at 102 NE Trilein Drive with the conditions that a durable surface will be added two to three feet up from the base of the building subject to Staff approval of the final elevations. Second by A.Renaud. All voted Aye. Motion carried 6 – 0.

REPORTS

City Council Meeting

E.Jensen reported on his attendance at the May 21, 2019, City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the June 4, 2019 Plan and Zoning Commission meeting.

Commissioner's Reports

There were no reports.

MISCELLANEOUS ITEMS

Jun 4, 2019 – 5:30 p.m. City Council Meeting Representative: L.West

ADJOURNMENT

There being no further business, the meeting adjourned at 7:10 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission