

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, June 4, 2019

Ankeny City Hall – City Council Chambers

410 W. First Street, Ankeny, Iowa

CALL TO ORDER

Chair L.West called the June 4, 2019 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve and accept the June 4, 2019 agenda without amendments. Second by A.Renaud. All voted aye. Motion carried 5 – 0.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

Kevin Puhl, DGR Engineering, 1605 N Ankeny Boulevard, Ankeny stated that they are working with Panama Transfer on their site improvements project at SE 54th Street. They wanted to present their plan to the Commission prior to it being on the agenda so they would have an idea of what the expectation is as it relates to the building materials and site requirements. He presented a proposed site plan for Panama Transfer and explained in detail to the Commission how the site will layout and how it will be utilized by Panama Transfer. Kevin Puhl also explained that they are planning a second phase, which would include a 150-foot addition to the west in about two to three years. L.West asked if the fence on the site plan will be erected with phase one or phase two. Kevin Puhl stated it would be put up with the first phase. Kevin Puhl further explained that the driveway alignment will be across from SE Rio Court. He asked the Commission if they had any questions on the site layout.

L.West asked if they anticipate the drivers sleeping overnight on the site. Kevin Puhl stated no. He shared the office hours are 9:00 a.m. – 5:00 p.m. and the overnight work would be loading and unloading of the trailers. He shared the electrical hookups are only for plugging in the trucks. C.Ender asked if the trees will be preserved along SE 54th Street. Kevin Puhl stated no, due to the grading that will have to be done on the site and the 8-foot trail. He did share that they believe they have met the City's screening requirements. L.West asked what type of screening will be on the north end of the property. Kevin Puhl stated they anticipate planting trees and shrubs. He did state that they will be able to save some of the existing trees on the south end of the property. A.Renaud then confirmed with the applicant that their plan is to have tractors parked along SE 54th Street and asked how long the tractors will sit along SE 54th Street.

Steve Doering, D & B Building Systems, 27845 Hwy 65, Hubbard, Iowa commented that the tractors will be parked along SE 54th Street mainly in the winter. Kevin Puhl stated that they were not able to get additional parking to the south due to the fill slope and the elevations of the site. L.West asked whether they could switch the employee and truck parking around on the site. Kevin Puhl commented that it would not be feasible due to the loading and unloading of the trucks. C.Ender asked about the type of fencing on the site. Kevin Puhl shared that they are looking at some chain link and barbed wire. He said that they are aware that they will have to get City Council approval for the barbed wire.

Beth Brandt, D & B Building Systems, 27845 Hwy. 65, Hubbard, Iowa presented the building elevations to the Commission. She explained to the Commission in detail the building materials that they are planning to use for this project. She stated they feel the materials that they are proposing provide the permanence and the endurance that staff is looking for. L.West confirmed that the 4-feet at the bottom is concrete. Beth Brandt stated yes. T.Flack commented that the material on the rest of the buildings in the neighborhood are a little more permanent. Beth Brandt shared that across the street to the north there are buildings with similar configurations and to the west, there are buildings with steel. Beth Brandt felt that their proposal with the 4-foot concrete at the base should prevent any issues. She further explained that their panels are flush with the concrete and there are bumpers at each of the truck dock doors. C.Ender shared that it is important to remember that the buildings to the west of this site are in unincorporated Polk County so

they are subject to separate regulations than what this property is. Beth Brandt asked about the buildings to the north and east. C.Ender said that they fall under the City of Ankeny requirements.

T.Flack asked staff if this material would be an allowable material in the new design standards that the City is currently updating. E.Jensen shared that the "current draft" of the new ordinance would allow about 20% of the metal siding that is being proposed. T.Flack explained that she feels the Commission needs to consider what direction the City is moving towards in the new design standards. E.Jensen stated that what is being presented to the Commission at this meeting is just considered a discussion item but since the surrounding buildings have been brought into the discussion, he wanted to present pictures of buildings surrounding this property. E.Jensen then shared with the Commission an overview of the building materials for each of those buildings and commented that the surrounding buildings are why staff has a concern about the all-metal building that is being proposed. T.Flack shared that she drives SE 54th Street a lot and loves the character of the neighborhood with the Carney Marsh and the bike trail. She shared that this site will be visible from vehicles on SE 54th Street and people riding the bike trail. She would love the building to take on more character of the surrounding buildings, along with what the design standards are moving towards in the Zoning Ordinance update.

Beth Brandt confirmed with Commissioner Flack that it is a matter of appearance and endurance. T.Flack stated yes. Beth Brandt then presented a sample of a new metal panel that they could utilize, which has an appearance of stucco. She said it would be similar to EIFS but significantly more durable. L.West asked if Beth Brandt could provide examples of where in the metro this product has been used. Beth Brandt stated she would provide the locations to staff and the Commission. E.Jensen restated the code that the Commission can enforce today is the surrounding buildings, permanence and endurance, but in the "current draft" of the design standards the metal wall panels are a "limited material" and in the light industrial district, 20% of the building wall can be that material. A.Renaud asked how would you calculate 20% of the building when the building has the amount of dock doors that this building has. E.Jensen commented that it will be part of the discussion during the design standard process reiterating that what he shared is a "draft." E.Jensen provided the applicant with a few suggestions as to what he believes would help the building design. C.Ender felt that they could use the CTI building as inspiration. A.Renaud commented that she would like to see a similar character of landscaping like there is across the road since there will be tractor parking along SE 54th Street. Beth Brandt confirmed that the new metal material that she presented is unacceptable. E.Jensen commented that they could possibly use it but he would limit it to 20% and utilize other materials for the remaining portion of the building.

C.Ender shared that he would like to see the accessory building take on a similar design as the main building. C.Ender commented that the accessory building currently looks like a shipping container to him and asked if there is any way for them to provide more slope to the roof and some overhang. Beth Brandt stated it would be doable. E.Jensen suggested that if the accessory building is going to sit on the site as prominently as the primary building, he thinks it needs to take on some resemblance of the primary building. L.Anderson asked if they are completing tire changes and mechanical work in the accessory building, and if so; is there storage for that work inside the building. Kevin Puhl shared that anything that would need to be stored would be inside the building. Nothing would be stored or piled outside of the building. Steve Doering stated their reason for coming before the Commission was to discuss and try to find an acceptable way to build the proposed building and make it look nice.

There was no more discussion.

Commissioner Flack motioned to withdraw her previous motion to approve and accept the June 4, 2019 agenda without amendments. Second by L.Anderson. All voted aye. Motion carried 5 – 0.

T.Flack requested Item #3, Aspen Ridge Estates Plat 3 Final Plat be removed from the Consent Agenda. Motion by T.Flack to accept the June 4, 2019 agenda with the removal of Item #3 from the Consent Agenda. Second by L.Anderson. All voted aye. Motion carried 5 – 0.

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the May 21, 2019 minutes of the Plan and Zoning Commission meeting.

Item #2. Aspen Ridge Estates Plat 2 Final Plat

Motion to recommend City Council approval of Aspen Ridge Estates Plat 2 Final Plat and cost participation for the shared use trail along NW Reinhart Drive.

Item #4. The Woodland Reserve Plat 11 Final Plat and Woodland Edge Townhomes PUD Site Plan

Motion to recommend City Council approval of The Woodland Reserve Plat 11 Final Plat.

Motion to recommend City Council approval of the Woodland Edge Townhomes PUD Site Plan.

Motion by L.Anderson to approve the recommendations for Consent Agenda Item(s) #1, #2 and #4. Second by C.Ender. All voted aye. Motion carried 5 – 0.

REMOVED CONSENT AGENDA ITEMS

Item #3. Aspen Ridge Estates Plat 3 Final Plat

T.Flack shared that the plat is showing bi-attached lots which will abut up to the existing single-family development and she is not in favor of that transition.

Erin Ollendike, Civil Design Advantage, 3405 SE Crossroads Drive, Ste. G, Grimes, stated the developer placed a berm and landscaping between the single-family homes and the bi-attached lots. T.Flack's concern is that the residents who have lived there for many years were expecting to see single-family homes next to them. Erin Ollendike commented that their view will be the berm with landscaping. T.Flack said she cannot support this plat. C.Ender said the side of the bi-attached home will look similar to a single family home. T.Flack asked if they are going to be owner occupied. Erin Ollendike stated yes. T.Flack shared that she feels there is a lot less permanence with bi-attached homes. L.West suggested that more trees be added and maybe make the berm 4-foot provide more of a visual break. Erin Ollendike shared that they would be willing to provide a 4-foot berm. T.Flack said she would still not be in favor. She would not have an issue if the bi-attached homes were built prior to the single-family homes, then the single-family homeowner would have known prior to making their purchase. A.Renaud commented that she understands her concerns but it really depends on what the final bi-attached homes will look like. Erin Ollendike commented that from a visual standpoint they would be looking at what will look like a side of a house. C.Ender asked who is responsible for the buffer. Erin Ollendike stated that the homeowner will be responsible. A.Renaud asked what they are planning to build north of this plat. E.Jensen shared it will be townhomes.

Motion by C.Ender to recommend City Council approval of Aspen Ridge Estates Plat 3 Final Plat. Second by L.Anderson. Motion carried. 3 – 2. (Nay: T.Flack and L.West)

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS

Item #5. Randy and Carol Miller request for voluntary annexation into the City of Ankeny.

K.Gorman reported that Randy and 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. K.Gorman explained that the proposed annexation area consists entirely of petitioned land and is contiguous with the corporate boundary of Ankeny and the annexation includes any, and all, Polk County road right-of-way. K.Gorman shared that this 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. He stated the Commission held a public hearing on the proposed annexation on May 21, 2019 and a consultation meeting was held Thursday, May 23, 2019. K.Gorman stated that the proposed annexation complies with the City of Ankeny's annexation policy. Public utilities exist to the south and west of this property, which can be extended to serve this area. Therefore, staff is recommending that the Plan and Zoning Commission recommend City Council approval of the annexation. L.West asked for a clarification on the Consultation meeting process and staff responded.

There was no further discussion by the Commission.

Motion by L.Anderson to recommend City Council approve the voluntary annexation of the Miller property. Second by T.Flack. All voted aye. Motion carried 5 – 0.

REPORTS

City Council Meeting

L.West reported on her attendance at the June 3, 2019, City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the June 18, 2019 Plan and Zoning Commission meeting and the May 2019 Building Permit Report.

E.Jensen stated that the following three public hearings will be held at the June 18, 2019 Plan and Zoning Commission meeting:

- Request by Rose Marie Reinhart and Diamond Development, LLC to rezone property (Area C - 13.79 acres) from R-1, One-Family Residence District to C-1, Neighborhood Retail Commercial District.
- Request by Diamond Development, LLC to rezone property (Area D - 12.07 acres) from R-1, One-Family Residence District to R-3, Multiple-Family Residence District, restricted to single family.

- Request by JDEV, LLC to rezone property from R-3, Multiple-Family Residence District, with restrictions to R-3, Multiple-Family Residence District, (Boundary A) restricted to 10 units per acre and (Boundary B) restricted to single family.

E.Jensen presented new elevations that were submitted to Staff by Two Rivers Bank. He shared that at the Plan and Zoning Commission meeting on May 21, 2019, the Commission approved the proposed building elevations with the condition that a durable surface would be added two to three feet up from the base of the building, subject to staff approval of the final elevations. He shared that they have provided a material around the base, which is grey granite panels that staff believes is a good alternative. Staff believes the building looks a lot better than what was presented two weeks ago and he believes that the durable material has been achieved. Staff is looking to approve these elevations but wanted to share it with the Commission. The Commission agreed with staff.

C.Ender asked why State Street is closing for three weeks south of NW 18th Street. E.Jensen said that he would find out and send the Commission an email.

Commissioner's Reports

C.Ender said that he attended Pizza Fest and felt it was a good event. He then stated that as part of the Greater Des Moines Partnership he attended the Downtown Workforce Housing Study session and provided some highlights of the session to the Commission.

MISCELLANEOUS ITEMS

June 17, 2019 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

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



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission