

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

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)