

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

CALL TO ORDER

Vice Chair A.Renaud called the July 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 J.Woodcock. Absent: C.Ender and L.West.
Staff present: E.Jensen, E.Carstens, R.Hulstrom, K.Gorman, B.Fuglsang

AMENDMENTS TO THE AGENDA

T.Flack requested Item #2, Aspen Ridge Estates Plat 4 Final Plat be removed from the Consent Agenda and G.Hunter requested Item #8, 2325 N Ankeny Boulevard, Northpointe Village Center Plat 2, Lot 2 be removed from the Consent Agenda. Motion by G.Hunter to accept the July 16, 2019 agenda with the removal of Item #2 and Item #8 from the Consent Agenda. Second by L.Anderson. 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 July 2, 2019 minutes of the Plan and Zoning Commission meeting.

Item #3. Harvest Ridge Plat 1 Final Plat

Motion to recommend City Council approval of the Harvest Ridge Plat 1 Final Plat; a cost-participation request for the extension of 12-inch water main in an amount estimated to be \$36,795.00 and cost participation for 30" sanitary sewer trunk main, the cost of which will be determined prior to the City Council submittal deadline.

Item #4. Kimberley Estates Plat 1 Final Plat

Motion to recommend City Council approval of Kimberley Estates Plat 1 Final Plat.

Item #5. Williamson Farm Plat 1 Preliminary Plat (County)

Motion to recommend City Council approval of the Williamson Farm Plat 1 Preliminary Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

Item #6. 36 West Plat 4 - Elevations

Motion to approve the elevations for the townhomes and clubhouse associated with the 36 West Plat 4 development.

Item #7. 6150 SE Rio Circle - Corporate Woods Industrial Park Plat 2, Lot 2 Site Plan

Motion to approve the site plan for 6150 SE Rio Circle.

Referencing Item #5, the Commission held a discussion with staff about potential future annexation of the area.

Motion by T.Flack to approve the recommendations for Consent Agenda Item(s) #1, #3, #4, #5, #6 and #7. Second by G.Hunter. All voted aye. Motion carried 6 – 0.

REMOVED CONSENT AGENDA ITEMS

Item #2. Aspen Ridge Estates Plat 4 Final Plat

T.Flack shared that she does not support the townhomes abutting up to single-family homes. There were no further comments or questions.

Motion by L.Anderson to recommend City Council preliminary approval of Aspen Ridge Estates Plat 4 Final Plat and cost sharing in the amount of \$600, for the construction of three cast iron domes. Second by T.Ripper. Motion carried 5 – 1 (Nay: T.Flack).

Item #8. 2325 N Ankeny Boulevard - Northpointe Village Center Plat 2, Lot 2, Fitness World Expansion Site Plan

G.Hunter shared that he removed Item #8 from the Consent Agenda at the request of the applicant.

Jeff Harris, RMH Architects, 1615 Golden Aspen Drive, Ste. 110, Ames stated that due to staff's recommendation regarding their proposed elevations for this project, they requested that the site plan be taken off the Consent Agenda to

provide them an opportunity to discuss the project with the Commission. Jeff Harris said they would like some recommendations and/or suggestions from the Commission and staff on the type of materials that would be acceptable for the addition to their existing building. He explained that they do not have a desire to use glass, as they want a more private area for workouts along with keeping the addition economically feasible. They also would like to keep it consistent with the materials used in the existing building. Jeff Harris mentioned that in the future there may be a building built on the property to the north of the Fitness World addition, which will lower the visibility from N Ankeny Boulevard.

E.Jensen presented the proposed elevations to the Commission and commented that it is a nice looking building. He continued to share that as percentages go, there is less glass, brick and stone on the addition compared to the existing building. E.Jensen stated that there has been quite a bit of discussion over the last couple of months regarding building materials and staff felt that there was a need to raise a question to the Commission on this project. E.Jensen said that staff's suggestion would be to have more brick or stone on the northwest corner of the addition. The Commission further discussed and made general suggestions of changes that they would see as beneficial to the design. E.Jensen commented that as staff reviewed this project, they felt the need to have consistency between the existing building materials and the building materials that are being presented for the addition. The Commission further discussed the visibility of the northwest elevation from N Ankeny Boulevard.

Tom Durkin, Owner, Fitness World, Ankeny shared that in designing the addition, they were looking at functionality, how it would tie into the existing building and budget.

E.Jensen stated that from staff's standpoint, if they reintroduced the stone that they used on the south corner of the existing building and placed it on the northwest corner of this addition, it would provide consistency between the existing building and the proposed addition. The Commission agreed and shared that they would allow staff to administratively approve revised elevation drawings. There was no further discussion by the Commission.

Motion by L.Anderson to approve the site plan for Northpointe Village Center Plat 2, Lot 2, Fitness World Addition at 2325 North Ankeny Boulevard and allow staff to approve administratively the revised elevation drawings to include the addition of stone on the northwest corner of the proposed building addition. Second by T.Ripper. All voted aye. Motion carried 6 – 0.

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS

There were no business items.

REPORTS

City Council Meeting

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

Director's Report

E.Jensen presented the tentative agenda items for the August 6, 2019 Plan and Zoning Commission meeting and stated that there will be a public hearing on August 6, 2019 for the request by D.R. Horton – Iowa, LLC to rezone the Harmon property from R-1 to R-2.

E.Jensen provided an update on administratively approved final plats and site plans in the Prairie Trail development including: 1510 & 1530 SW Vintage Parkway – Lot 1, The District at Prairie Trail Plat 5 – Smokey Row site plan, The Sterling at Prairie Trail Plat 2 – 2019 site plan; and Heritage Townhomes at Prairie Trail Plat 5, Parkway South at Prairie Trail Plat 1 and Heritage Village at Prairie Trail Plat 2 final plats.

T.Flack asked staff to look into the size of the signs that were installed in the area of SW College Street and SW Oralabor Road.

Commissioner's Reports

There were no reports.

MISCELLANEOUS ITEMS

August 5, 2019 – 5:30 p.m. City Council Meeting Representative: T.Ripper

ADJOURNMENT

There being no further business, the meeting adjourned at 7:01 p.m.



Submitted by Brenda Fuglsang, Secretary, Plan & Zoning Commission