

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, August 6, 2019
Ankeny City Hall – City Council Chambers
410 W. First Street, Ankeny, Iowa

CALL TO ORDER

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

ROLL CALL

Members present: C. Ender, T. Flack, A. Renaud, T. Ripper, L. West and J. Woodcock. Absent: L. Anderson and G. Hunter. 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 August 6, 2019 agenda without amendments. Second by A. Renaud. All voted aye. Motion carried 6 – 0.

COMMUNICATIONS

Motion by A. Renaud to receive and file correspondence dated July 29, 2019 from Robert W. and Deborah A. Terrell, 1901 NW 54th Street, correspondence dated August 2, 2019 from Ray Micheel, 4205 NW Abilene Road and Marc Riveland, 4209 NW Abilene Road. Second by C. Ender. All voted aye. Motion carried 6 – 0.

CITIZEN'S REQUEST

Robert Terrell, 1901 NW 54th Street, Ankeny informed the Commission that he was present for the meeting.

CONSENT AGENDA ITEMS

Item #1 Minutes

Motion to approve and accept the July 16, 2019 minutes of the Plan and Zoning Commission meeting.

Item #2. The Crossings at Deer Creek Plat 6 Final Plat

Motion to recommend City Council preliminary approval of The Crossings at Deer Creek Plat 6 Final Plat, and cost sharing for sanitary sewer trunk extension not to exceed \$1,005.

Item # 3. 1690 SE Delaware Avenue - Delaware Square Phase 2 Site Plan

Motion to approve the site plan for 1690 SE Delaware Avenue, Delaware Square Phase 2.

Item #4. 1423, 1431 and 1439 SE Cortina Drive - The Dupps Company Building Expansion Site Plan

Motion to approve the site plan expanding facilities for the Dupps Company at 1423, 1431, and 1439 SE Cortina Drive.

Item #5. Watters South Acreage Preliminary Plat (County)

Motion to recommend City Council approval of the Watters South Acreage Preliminary Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

Referencing Item #2, A. Renaud asked if the 50 lots on the plat were for bi-attached homes. E. Carstens stated no, they will be detached homes.

Motion by J. Woodcock to approve the recommendations for Consent Agenda Item(s) #1 - #5. Second by T. Flack. All voted aye. Motion carried 6 – 0.

PUBLIC HEARINGS

Item #6. Request to rezone property owned by D.R. Horton - Iowa LLC from R-1, One-Family Residence District, to R-2, One-Family and Two-Family Residence District.

R. Hulstrom reported that D.R. Horton – Iowa LLC is requesting to rezone property from R-1, One-Family Residence District, to R-2, One-Family and Two-Family Residence District. She stated the request is for a 10-acre property located in the northwest quadrant of Ankeny, a third of a mile north of NW 36th Street and east of NW Abilene Road. R. Hulstrom shared that the properties to the north, south and east of the subject property are zoned R-1, One-Family Residence District and the property to the west is zoned R-2, One-Family and Two-Family Residence District. She stated that the City Council chose to initiate the rezoning for

the subject property on June 17, 2019. R.Hulstrom explained that Staff received correspondence from three property owners in response to this rezoning request, which were presented to the Commission. Staff will present a complete staff report at the next Plan and Zoning Commission meeting on August 20, 2019.

T.Flack asked staff if they could provide more detail of the current zoning surrounding this property. R.Hulstrom presented a zoning map of the area and shared that staff will include information in their report at the next Plan and Zoning Commission meeting.

Erin Ollendike, Civil Design Advantage, 3405 SE Crossroads Drive, Ste. G., Grimes on behalf of D.R. Horton – Iowa LLC. She stated that Seth Moulton is also available to answer any questions. Erin Ollendike presented to the Commission a conceptual plan for the property to be rezoned. She said that it is approximately 10-acres and it is showing 42 bi-attached homes on the property. She explained that it would include the extension of NW 44th Street, which is a collector through the property. There will be public streets, public utilities, and detention areas to handle the storm water. Erin Ollendike stated the product would be somewhat similar to what was constructed to the west of this property.

Robert Terrell, 1901 NW 54th Street, Ankeny stated that he owns the property to the north of this proposed rezoning. He said he does not have a problem with the development of the property. He shared his concern that the location of the sewer today is different from what he understood it to be and he needs to have sewer brought up to his property. He then shared that he has issues with the water that currently is draining into his pond from the developer's property and the alignment of the street that was shown on their conceptual plan. He would like the street moved to match the proposed street on his property. Robert Terrell stated that he would not sign the petition to initiate the rezoning until the developer addressed his concerns. He then asked the Commission if they had any questions.

T.Flack asked Mr. Terrell whether his concerns have anything to do with the rezoning of the property from R-1 to R-2. Robert Terrell said no.

Edward Ferrier, representing the Hellen Moeckly Trust, which owns the property at 4825 NW Irvinedale Drive, Ankeny. Edward Ferrier shared that he understands there is a lot of planning done when developing a subdivision. He shared that their farm has been in the family for 160 years and the southern part of their fields have never stood water for any length of time. He shared that over 1,000 feet of his property borders the Brinmore subdivision, which was graded six or more feet higher than his property. He explained that his fields have always flowed to the south and now the water essentially runs into a wall. Edward Ferrier wants to be reassured that there is correct water flow as they develop the property.

Ray Micheel, 4205 NW Abilene, Ankeny stated he also has concerns about drainage. He stated that during the heavy rain in June 2018, the water from the pond to the east was almost to his back yard. Ray Micheel said that it has progressively gotten worse as they pile dirt on the adjacent property. He shared that with the development of more homes, driveways and streets it will cause more water shed. Mr. Micheel stated he has complained a couple of times to the City's storm water department but has never received any feedback. He also shared that he has concerns with traffic and water pressure in the area but the drainage is his primary concern. Ray Micheel then asked what the process would be following this public hearing. E.Carstens explained to Mr. Micheel the rezoning process. Ray Micheel responded by asking if there will be any comments made on the drainage issues. E.Carstens shared that staff will address it in their staff report at the August 20, 2019 meeting.

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

C.Ender stated that the Commission has heard from property owners to the north and west, the City owns the property to the east and south, he asked staff if they know what the plans are for the City's property. E.Jensen shared that he is not aware of any plans; it is up to the Council to decide what they will do with the land.

Motion by T.Flack to close the public hearing, and receive and file documents. Second by A.Renaud. All voted aye. Motion carried 6 – 0.

BUSINESS ITEMS

There were no business items.

REPORTS

City Council Meeting

T.Ripper reported on his attendance at the August 5, 2019, City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the August 20, 2019 Plan and Zoning Commission meeting and the July 2019 Building Permit Report.

Commissioner's Reports

L.West commented that she had the opportunity to drive behind the buildings at 2055 and 2125 NW State Street and said that the buildings look nice.

J.Woodcock referred back to the Plan and Zoning Commission meeting on July 16, 2019 and asked if there was any information on why there was a change in the look of the street signs in Prairie Trail. E.Jensen shared that there was a shift in responsibilities for street signs to the City's new Traffic Engineering Manager. He said that she was following the MUTCD standards and did not realize that a few years ago there was a specific standard set for Prairie Trail. They will be changing the street signs back to match the existing Prairie Trail signage.

MISCELLANEOUS ITEMS

August 19, 2019 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, the meeting adjourned at 7:04 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission