

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, September 3, 2019
Ankeny City Hall – City Council Chambers
410 W. First Street, Ankeny, Iowa

CALL TO ORDER

Chair L. West called the September 3, 2019 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

PUBLIC HEARINGS

Item #3. Scott A. and Gale O'Mara and D.R.A. Properties LLC request for voluntary annexation into the City of Ankeny

R. Hulstrom reported Scott A. and Gale O'Mara and D.R.A. Properties LLC have requested annexation into the City of Ankeny. She shared the total land included in the proposed annexation is approximately 79.79 acres with right-of-way and is located south of NE 126th Avenue and east of Highway 69. R. Hulstrom stated the annexation area is identified on the Future Land Use Map as Open Space and/or Low Density Residential and if the properties are annexed, they will be zoned R-1, One-Family Residence District. R. Hulstrom presented an aerial map showing the annexation area in relation to the Ankeny City limits. She explained that only a portion of the proposed annexation area would be able to be served by the Harvest Ridge 8-inch sanitary sewer. She further said that the trunk sewer will need to be extended from NE 54th Street to serve the rest of the area and 12-inch water main will need to be extended north. R. Hulstrom shared that staff sent the required public notices and have not received any correspondence for or against the annexation. Staff will present a complete staff report at the next Plan and Zoning Commission meeting on September 17, 2019.

G. Hunter asked whether there is a timeline for the City to provide utilities for this property if annexed. E. Jensen stated no. Voluntary annexations are different from an involuntary annexation. G. Hunter then asked who would be responsible to extend the sewer up through the property. E. Jensen shared that the City and the developer would work together during development for the extension of utilities. L. West asked about storm sewer extension. Staff stated that it would also be part of the project when the property is developed. T. Ripper asked which property owners received notice of the proposed annexation. R. Hulstrom then presented the rezoning exhibit to the Commission, which showed the surrounding property owners that were notified of this proposed annexation.

The Commission had no further questions.

Jon Hanson, Snyder & Associates, 2727 SW Snyder Boulevard, Ankeny on behalf of Scott and Gale O'Mara shared that he does not have any additional information to provide and asked if the Commission had any questions.

T. Ripper asked if there are plans for the property. Jon Hanson stated the property owners have not disclosed any plans. He shared that they live out of state and believes that they may be just looking to add value to their property if they were to sell it.

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

The Commission had no further questions.

Motion by G. Hunter to close the public hearing, and receive and file documents. Second by J. Woodcock. All voted aye. Motion carried 4 – 0.

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, September 17, 2019
Ankeny City Hall – City Council Chambers
410 W. First Street, Ankeny, Iowa

CALL TO ORDER

Chair L. West called the September 17, 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, L. West and J. Woodcock. Absent: T. Flack. Staff present: E. Jensen, E. Carstens, D. Gervais, D. Silverthorn, K. Gorman, B. Fuglsang

BUSINESS ITEMS

Item #5. Scott A. and Gale O'Mara and D.R.A. Properties LLC request for voluntary annexation into the City of Ankeny

E. Carstens reported Scott A. and Gale O'Mara and D.R.A. Properties LLC have requested annexation into the City of Ankeny. He stated that the total land included in the proposed annexation is approximately 79.79 acres located along N Ankeny Boulevard and south of NE 126th Avenue in the county; and is identified on the Future Land Use Map as Open Space and/or Low Density Residential. He shared that only a portion of this area will be able to be served by the Harvest Ridge eight-inch sanitary sewer and that the North Four Mile Trunk Sewer will need to be extended from NE 54th Street in order to serve the remainder of the area. A 12-inch water main will also need to be extended north from NE 54th Street to serve this area. He asked if the Commission had any questions.

C. Ender asked where the annexation agreement line is to the north. E. Carstens shared that it is about ½ mile north of NE 126th Avenue.

The Commission had no further questions.

Brent Culp, Snyder & Associates, 2727 SW Snyder Boulevard, Ankeny on behalf of Scott and Gale O'Mara shared that he is not aware of any future development plans for the parcel by Scott O'Mara. He asked if the Commission had any questions.

The Commission had no further questions.

Motion by G. Hunter to recommend City Council approve the voluntary annexation of the Scott A. and Gale O'Mara and D.R.A. Properties LLC properties. Second by A. Renaud. All voted aye. Motion carried 7 – 0.