

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

AMENDMENTS TO THE AGENDA

Motion by G. Hunter to approve and accept the September 17, 2019 agenda without amendments. Second by T. Ripper. All voted aye. Motion carried 7 – 0.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

There were no citizen's request.

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the September 3, 2019 minutes of the Plan and Zoning Commission meeting.

Item #2. 109 S Ankeny Boulevard - Mister Car Wash Site Plan

Motion to approve the site plan and building elevations for 109 S Ankeny Boulevard, Mister Car Wash.

Item #3. 3625 SE Delaware Avenue - TJX HomeGoods Site Plan

Motion to approve the site plan for 3625 SE Delaware Avenue, TJX HomeGoods, and two sets of elevation drawings.

Item #4. Northgate East Plat 2 Final Plat

Motion to recommend City Council approval of the Northgate East Plat 2 Final Plat; a cost-participation request for the extension of 12-inch water main along NE Delaware Avenue in an amount estimated to be \$4,015.00; and a cost-participation request for the extension of 8-foot trail along NE Delaware Avenue in an amount estimated to be \$3,087.00.

Referencing Item #3, C. Ender noted that there are two elevations presented and asked which elevation is preferred, Elevation #1 or Elevation #2 (alternate).

Clark Snyder, Simonson & Associates Architects, 1717 Ingersoll Avenue, Suite 117, Des Moines shared that with the winter construction season coming, they wanted to explore an alternative elevation option which is precast versus rock face block. The banding and the colors will stay the same per the T.J. Maxx HomeGoods prototypical elevations. He shared that they are still working through the options with the construction team and T.J. Maxx. Clark Snyder stated they would prefer the precast solution, Elevation #2 (alternate) because of the winter conditions. He asked if there were any further questions.

E. Jensen asked if the precast would have any texture. Clark Snyder stated the texture of the block would be both smooth and rock-face. It will have reveals that will be painted a different color to produce different shadow lines.

Motion by C. Ender to approve the recommendations for Consent Agenda Item(s) #1 - #4. Second by G. Hunter. All voted aye. Motion carried 7 – 0.

PUBLIC HEARINGS

There were no public hearings.

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.

REPORTS

City Council Meeting

E.Jensen reported on his attendance at the September 16, 2019, City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the October 8, 2019 Plan and Zoning Commission meeting and the August 2019 Building Permits Report.

E.Jensen shared that the Ankeny Economic Development Corporation is holding the Salute to Industry on the evening of October 8, 2019, which is at the same time as the scheduled Plan and Zoning Commission meeting. There was discussion held by the Commission and staff about the possibility of changing the meeting time. No change was made at this time.

Commissioner's Reports

C.Ender shared that he received his AICP Certification.

MISCELLANEOUS ITEMS

October 7, 2019 – 5:30 p.m. City Council Meeting Representative: L.Anderson

ADJOURNMENT

There being no further business, the meeting adjourned at 6:53 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission