

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, November 19, 2019

Ankeny City Hall – City Council Chambers

410 W. First Street, Ankeny, Iowa

CALL TO ORDER

Chair L.West called the November 19, 2019 meeting of the Plan & Zoning Commission to order at 6:32 p.m.

ROLL CALL

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

AMENDMENTS TO THE AGENDA

L.West requested Item #3, 6809 SE Bellagio Court – IBEW Local 347 site plan be removed from the Consent Agenda. Motion by T.Flack to approve and accept the November 19, 2019 agenda with the removal of Item #3 from the Consent Agenda. Second by L.Anderson. 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 November 5, 2019 minutes of the Plan and Zoning Commission meeting.

Item #2. 1210 NW Prairie Ridge Drive – Ankeny Public Services Library Remodel Site Plan

Motion to approve the site plan for 1210 NW Prairie Ridge Drive, Ankeny Public Services Library Remodel, subject to City Council acceptance of the public storm water management facility maintenance covenant and permanent easement agreement.

Item #4. Camden West Estates Plat 1 Final Plat (County)

Motion to recommend City Council approval of Camden West Estates Plat 1 Final Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

Motion by T.Ripper to approve the recommendations for Consent Agenda Item(s) #1, #2 and #4. Second by T.Flack. All voted aye. Motion carried 7 – 0.

REMOVED CONSENT AGENDA ITEMS

Item #3. 6809 SE Bellagio Court – IBEW Local 347 Site Plan

L.West shared that when she was reviewing the east façade of the building elevations, she noticed the letters for the sign on the left side of the building were a different size than the letters for the sign on the right side of the building. She asked the representative if they could provide information on the signage design.

Lorraine XX, Snyder & Associates, Inc., 2727 SW Snyder Boulevard, Ankeny stated that she was not involved in the designing of the signs. She said that would be a question for the applicant and he is not in attendance.

L.West stated that she would like the signs on the east façade of the building to be the same size and would prefer them to be the size of the IBEW lettering, which is 4 feet 4 inches.

R.Hulstrom shared that as stated in the staff report, the signage shown on the building is for reference only. They have not submitted a sign permit for review. E.Jensen then shared that the signs shown on the elevation do meet the code requirement. L.West confirmed with staff that two different sizes of letters is allowable on the same façade of a building. E.Jensen stated yes, the code does not have a limitation on the number of signs or the design of signage; it only has a cap on the amount of square footage. The Commission and staff further discussed the

current sign code and the discussion regarding changes that have taken place during the Zoning and Subdivision Ordinance rewrite process. E.Jensen shared with the Commission that the site plan regulations do have a statement that says "...that every sign shall be in good scale and proportion in relationship to its site and function...." E.Jensen further stated that if the Commission feels strongly about not allowing the signage as shown on the site plan, the Commission could approve the site plan and place a condition on the signage. T.Flack shared that she would prefer the signage not be any larger than the 4 foot 4 inch IBEW sign on the east elevation.

Motion by T.Flack to approve the site plan for IBEW Local 347 located at 6809 SE Bellagio Court, subject to City Council approval and recordation of stormwater management easement documents; and subject to the Local 347, sign on the east elevation have lettering not to exceed 4 feet 4 inches like the IBEW signage on the east elevation. Second by L.Anderson. All voted aye. Motion carried 7 – 0.

PUBLIC HEARINGS

Item #5. DRA Properties, LC request for voluntary annexation into the City of Ankeny

Chair L.West opened the public hearing.

E.Jensen shared with the Commission that staff received a letter from the applicant on Friday, November 15, 2019, which was also included in the Commission packet, requesting to table the public hearing on this item. He said that anyone from the public who is at this meeting may still speak or could choose to speak when this public hearing comes back to the Commission. There will be notifications sent out when there is a date set for a future public hearing on this item.

R.Hulstrom reported DRA Properties, L.C. has requested annexation to the City of Ankeny for approximately 176 acres located adjacent to the northwest quadrant of Ankeny. She stated the subject property includes three separate parcels, generally located south of NW 118th Avenue and west of NE 6th Street. R.Hulstrom said that the annexation area consists entirely of petitioned land and is contiguous with the corporate boundary of Ankeny and the Future Land Use Map of "The Ankeny Plan 2040" identifies the proposed annexation area as Low Density Residential. To date, there is no sanitary sewer readily available to the proposed annexation area and the closest sanitary sewer is located on NW Ash Drive, approximately ¼ mile north of NW 36th Street.

C.Ender commented that if the Commission tables this item and the applicant decides to move forward in the future with this annexation request, has there been any consideration given by the applicant that it could become an 80/20 situation as you look at the property to the south and east of this annexation. E.Jensen commented that it could be. He does believe the property to the east and south are under the same ownership.

Craig Griffieon, 11655 NE 6th Street, Ankeny asked if there was a plan for this property if annexed. E.Carstens stated that the land is identified in The Ankeny Plan 2040 as Low Density Residential, so the assumption is that it would be single-family development. Staff does not have any information on a layout for the property at this time. Craig Griffieon shared that there is a substation to the north of this property along NE 6th Street. E.Carstens stated that the City is aware that MidAmerican Energy owns the ground. Craig Griffieon asked if someone from the City of Ankeny approved the site plan for the substation. E.Carstens shared that City Council would have had to approve the plat that created the parcel but the City would not have jurisdiction over the site plan.

Motion by T.Flack to table the public hearing on DRA Properties, LC request for voluntary annexation into the City of Ankeny. Second by A.Renaud. All voted aye. Motion carried 7 – 0.

E.Jensen shared with everyone in the Council Chambers that if, and when, this request comes back to the Commission for a public hearing, there will be notices sent out.

BUSINESS ITEMS

There were no business items.

REPORTS

City Council Meeting

E.Jensen reported on his attendance at the November 18, 2019, City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the December 3, 2019 Plan and Zoning Commission meeting.

Commissioner's Reports

There were no reports.

MISCELLANEOUS ITEMS

December 2, 2019 – 5:30 p.m. City Council Meeting Representative to be determined.

December 9, 2019 – Joint City Council/Plan and Zoning Commission work session, 5:30 p.m., City Council Chambers.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:57 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission