

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, December 17, 2019
Ankeny City Hall – City Council Chambers
410 W. First Street, Ankeny, Iowa

CALL TO ORDER

Chair L. West called the December 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, D. Gervais, D. Silverthorn, R. Hulstrom, B. Fuglsang

AMENDMENTS TO THE AGENDA

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

COMMUNICATIONS

There were no communications.

Commissioner T. Flack arrived at 6:32 p.m.

CITIZEN'S REQUEST

There were no citizen's request.

CONSENT AGENDA ITEMS

Item #1. Minutes

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

Item #2. Village on Delaware Townhomes – Amended Elevations

Motion to approve the amended elevations for the Village on Delaware Townhomes.

Referencing Item #2, A. Renaud commented that since this brick façade did not hold up well, how does staff see this building material fitting into the proposed building material standards that are being considered with the Zoning and Subdivision Ordinance rewrite. E. Jensen shared that staff did not compare this issue with the new standards since this project has been on the ground for about 16 years. He shared that over time the Commission will probably see some of these remodels with approved site plans similar to this one and the Commission will have to consider each one on their own merit.

L. West asked if the representative would like to comment on the proposed new material for the Village on Delaware Townhomes.

Tony Carroll, Owner, Snow and Sand, LLC, 1009 NW Orchard Drive, Ankeny presented a sample of the dry stack stone and shakes that they plan to use on this project. L. West asked if flashing would be used to make these repairs. Tony Carroll stated yes. He shared that their company has been involved with this issue on other projects across the metro. He then provided to the Commission an overview on how their company makes the repairs to buildings with this type of damage. He said many of the repairs are due to nonexistent flashing. Tony Carroll recommended that there should be a requirement that all blueprints need to include details on flashing. He said that it would save the homeowners from having to pay for these repairs when the builder is no longer around to make the corrections. Tony Carroll asked for the Commission's approval so he can move forward on the repairs.

The Commission had no further questions.

Motion by T. Ripper to approve the recommendations for Consent Agenda Item(s) #1 and #2. Second by G. Hunter. All voted aye. Motion carried 8 – 0.

PUBLIC HEARINGS

There were no public hearings

BUSINESS ITEMS**Item #3. The Sterling North at Prairie Trail Neighborhood Plan**

D.Gervais reported that the Sterling North at Prairie Trail Neighborhood Plan consists of approximately 21.58 acres. She said the site is located east of SW State Street, north of SW 11th Street, and west of future SW Des Moines Street. D.Gervais shared that the project consists of 19 two-story 10-plex buildings, 2 four-story 78-plex buildings and 1 four-story 58-plex building and that there are no public streets associated with this project. She said that the streets were completed with previous neighborhood plans and final plats. D.Gervais explained that the private streets will connect the site internally, the water main, sanitary sewer, and storm sewer will be extended to serve this development and the storm sewer and internal streets within the development will be privately owned and maintained. D.Gervais said the developer has acquired a Conditional Use Permit from the Zoning Board of Adjustment for this property since nine or more units per building are proposed and because of the location within the Residential Mixed Use Neighborhood Precinct. Staff recommendation is for the Plan and Zoning Commission recommend City Council approval of the Sterling North at Prairie Trail Neighborhood Plan.

C.Ender asked staff who the intended clientele is for these 1-bedroom and 2-bedroom units. D.Gervais responded that to her knowledge, it is not a senior living project; it appears to be for single and/or young professionals. C.Ender said from an amenity perspective, the neighborhood plan is only showing a pool and cabana area. He would like there to be more amenities with the project due to the density of the project. The Commission and staff further discussed the surrounding amenities available to the residents of this project. E.Jensen shared that the previous Sterling projects have included additional amenities and believes that they will also provide some with this project.

A.Renaud asked if there is only one trash area for this entire neighborhood plan. D.Gervais stated yes. She shared that her understanding is that it is a compactor area, not a dumpster. She deferred the question to the representative.

Brent Culp, Snyder & Associates, 2727 SW Snyder Boulevard, Ankeny stated that the project plan is to have a service that will go to each unit and pick up the trash for the residents and dispose it. He said this seems to be a new concept in this area. Brent Culp presented elevations for the proposed project to the Commission. He further provided an overview of the neighborhood plan including the public water main connections and a proposed mini-roundabout. He shared that the market is calling for one and two bedroom units. He said that they had 3-bedroom units in their project to the south and they had difficulty renting them. C.Ender asked if he knew what the rent would be for the units. Brent Culp stated no. Brent Culp further provided information on the neighborhood plan showing the transition from the single-story neighboring property to the two-story buildings and then placing the taller buildings in the interior of the development.

There were no further questions from the Commission.

Motion by G.Hunter to recommend City Council approval of The Sterling North at Prairie Trail Neighborhood Plan. Second by T.Flack. All voted aye. Motion carried 8 – 0.

REPORTS**City Council Meeting**

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

Director's Report

E.Jensen presented the tentative agenda items for the January 7, 2020 Plan and Zoning Commission meeting. He announced that Jacob Heil would be joining the department as Planner I on January 6, 2020.

E.Jensen wished everyone a Merry Christmas and a Happy New Year. He thanked the Commission for all their work.

Commissioner's Reports

There were no reports.

MISCELLANEOUS ITEMS

January 6, 2020 – 5:30 p.m. City Council Meeting Representative: L.West

ADJOURNMENT

There being no further business, the meeting adjourned at 6:59 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission