

## **Meeting Minutes**

### **Plan & Zoning Commission Meeting**

Tuesday, April 21, 2020  
Ankeny Public Services Building – Electronic Meeting  
Ankeny, Iowa

#### **CALL TO ORDER**

Chair A.Renaud called the April 21, 2020 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

Due to the COVID-19 pandemic, no public location was possible. The meeting was conducted as an electronic meeting. The Plan and Zoning Commission, City staff and the public participated by electronic conferencing.

#### **ROLL CALL**

Members present: Trina Flack, Glenn Hunter, Annette Renaud, Todd Ripper, Lisa West, and J.Woodcock.  
Staff present: E.Jensen, E.Carstens, D.Gervais, D.Silverthorn, J.Heil, B.Fuglsang

#### **AMENDMENTS TO THE AGENDA**

Motion by G.Hunter to approve and accept the April 21, 2020 agenda without amendments. Second by T.Ripper. All voted aye. Motion carried 6 – 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 April 7, 2020 minutes of the Plan and Zoning Commission meeting.

##### **Item #2. 310 NW School Street - Terrace Elementary Parking Improvements Site Plan**

Motion to approve the site plan for 310 NW School Street, Terrace Elementary Parking Improvements.

##### **Item #3. 2180 N Ankeny Boulevard - Veridian Credit Union Site Plan**

Motion to approve the site plan for 2180 North Ankeny Boulevard, Veridian Credit Union, subject to recordation of a stormwater management easement.

##### **Item #4. The Crossings at Deer Creek Plat 8 Final Plat**

Motion to recommend that City Council approve The Crossings at Deer Creek Plat 8 Final Plat; and recommend City Council authorization of a cost participation request for the extension of eight-foot shared use path along NE Four Mile Drive in an amount estimated to be \$4,127.50, and a cost participation request for the extension of 12-inch water main along NE Four Mile Drive in an amount estimated to be \$5,623.75.

Motion by G.Hunter to approve the recommendations for Consent Agenda Item(s) #1 - #4. Second by J.Woodcock. All voted aye. Motion carried 6 – 0.

#### **PUBLIC HEARINGS**

##### **Item #5. DTK Properties, LC request to rezone property from R-1, One-Family Residence District to M-1, Light Industrial District**

D.Silverthorn reported that DTK Properties, LC is requesting to rezone property from R-1, One-Family Residence District to M-1, Light Industrial District. He stated that the proposed rezoning area is comprised of two parcels and is approximately 12.8 acres, located southwest of the intersection at SE Four Mile Drive and SE Corporate Woods Drive. He explained that the properties to the north are zoned R-1, One-Family Residence District; properties to the south and west are zoned Crosswinds Business Park PUD; and properties to the east are zoned Northstar Power PUD. D.Silverthorn stated that the proposed rezoning is

aligned with The Ankeny Plan 2040 Future Land Use Map, which defines the parcel as light industrial and open space/floodplain. He said that the FEMA Flood Map, effective February 2019, includes a portion of the subject area in the 100- and 500-year floodplains; and the applicant has considered these conditions for future development. D.Silverthorn stated that the developer has submitted the required rezoning petition owner signatures. Notifications of the public hearing were sent to the surrounding property owners within 250' of the property on April 9, 2020 and a legal notice of the proposed rezoning was published on April 10, 2020. The applicant of the proposed rezoning also posted public notification signage on the property to inform the public of the proposed change. Staff will present a complete staff report at the next Plan and Zoning Commission meeting on May 5, 2020.

There were no questions from the Commission.

Dean Roghair, Civil Design Advantage, 3405 SE Crossroads Drive, Suite G, Grimes, on behalf of DTK Properties, LC shared that Chris Murray and David Kinsley were also part of the electronic meeting. He stated that D.Silverthorn covered their request very well. He asked the Commission if they had any questions.

There was no discussion or questions from the Commission.

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

#### **BUSINESS ITEMS**

There were no business items.

#### **REPORTS**

##### **City Council Meeting**

E.Jensen reported on his attendance at the April 20, 2020 City Council meeting.

##### **Director's Report**

E.Jensen presented the tentative agenda items for the May 5, 2020 Plan and Zoning Commission meeting.

##### **Commissioner's Reports**

G.Hunter shared that signage is going up at the 36<sup>th</sup> Street exit informing drivers that the IDOT will be closing the I-35 southbound 1<sup>st</sup> Street exit soon for construction.

#### **MISCELLANEOUS ITEMS**

May 5, 2020 – 5:30 p.m. City Council Meeting Representative: Staff until further notice.

#### **ADJOURNMENT**

There being no further business, motion by T. Flack to adjourn the meeting. Second by G.Hunter. Meeting adjourned at 6:44 p.m.



Submitted by Brenda Fuglsang, Secretary  
Plan & Zoning Commission