

## **Meeting Minutes**

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

Tuesday, May 5, 2020  
Ankeny Public Services Building – Electronic Meeting  
Ankeny, Iowa

#### **CALL TO ORDER**

Chair A.Renaud called the May 5, 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, and J.Woodcock. Absent: Lisa West. Staff present: E.Jensen, E.Carstens, D.Silverthorn, J.Heil, B.Fuglsang

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

Motion by T.Flack to approve and accept the May 5, 2020 agenda without amendments. Second by G.Hunter. All voted aye. Motion carried 5 – 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 21, 2020 minutes of the Plan and Zoning Commission meeting.

##### **Item #2. Lincoln Township Plat 1 Preliminary Plat and Final Plat (County)**

Motion to recommend City Council approval of the Lincoln Township Plat 1 Preliminary Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

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

Motion by G.Hunter to approve the recommendations for Consent Agenda Item(s) #1 - #2. Second by J.Woodcock. All voted aye. Motion carried 5 – 0.

#### **PUBLIC HEARINGS**

There were no public hearings.

#### **BUSINESS ITEMS**

##### **Item #3. 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 includes a portion of the subject area in the 100- and 500-year floodplains. D.Silverthorn shared that the developer has submitted the required rezoning petition owner signatures, consisting of 100% of the land area subject to the rezoning; and 72.63% of the land area within 250' of the subject property, not including City of Ankeny or Polk County, exceeding the minimum required amount of 60%. This percentage encompasses five of eight such property owners. D.Silverthorn stated that notifications of the public hearing were sent to the surrounding property owners within 250' of the property, a legal notice of the proposed rezoning was published and the applicant of the proposed rezoning posted public notification signage on the property to inform the public of the proposed change. He shared that there were no questions or comments from the public at the public hearing on April 21, 2020. He asked the Commission if they had any questions.

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 said he had no further comments on the rezoning request and asked the Commission if they had any questions.

There were no further questions from the Commission.

Motion by T.Flack to recommend City Council approval of the request by DTK Properties, LLC to rezone property from R-1, One-Family Residence District to M-1, Light Industrial District. Second by T.Ripper. All voted aye. Motion carried 5 – 0.

## **REPORTS**

### **City Council Meeting**

E.Jensen reported on his attendance at the May 4, 2020 City Council meeting.

### **Director's Report**

E.Jensen presented the tentative agenda items for the May 19, 2020 Plan and Zoning Commission meeting and the April 2020 Building Permit Report. E.Jensen shared that there will be a public hearing on May 19, 2020 for two rezoning requests from Grand Capital, LC.

### **Commissioner's Reports**

There were no reports.

## **MISCELLANEOUS ITEMS**

May 18, 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 6:43 p.m.



Submitted by Brenda Fuglsang, Secretary  
Plan & Zoning Commission