

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, May 19, 2020
Ankeny Public Services Building – Electronic Meeting
Ankeny, Iowa

CALL TO ORDER

Chair A.Renaud called the May 19, 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, Annette Renaud, Todd Ripper, J.Woodcock and Lisa West. Absent: Glenn Hunter. Staff present: E.Jensen, E.Carstens, R.Hulstrom, J.Heil, B.Fuglsang

AMENDMENTS TO THE AGENDA

Motion by L.West to approve and accept the May 19, 2020 agenda without amendments. Second by J.Woodcock. 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 May 5, 2020 minutes of the Plan and Zoning Commission meeting.

Item #2. 3175 SE Delaware Avenue - Dewey Jeep Chrysler Quick Service Site Plan

Motion to approve the site plan for the Dewey Jeep Chrysler Quick Service located at 3175 SE Delaware Avenue.

Item #3. Chapman Brothers Farm Plat 2 Final Plat

Motion to recommend City Council approval of the Chapman Brothers Farm Plat 2 Final Plat.

Item #4. Hansen Plat 1 Preliminary Plat and Final Plat (County)

Motion to recommend City Council approval of the Hansen 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 Hansen 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 - #4. Second by T.Flack. All voted aye. Motion carried 5 – 0.

PUBLIC HEARINGS

Item #5. Grand Capital, LC request to rezone property (East) from R-1, One-Family Residence District to M-1, Light Industrial District.

E.Carstens reported the applicant, Grand Capital, LC, is requesting to rezone property from R-1, One-Family Residence District to M-1, Light Industrial District. He said the area subject to the proposed rezoning consists of three parcels and is approximately 18.6 acres, located east of SE Four Mile Drive and approximately one-half mile north of SE Corporate Woods Drive. He explained that the property is zoned R-1, One-Family

Residence District and properties to the west are also zoned R-1, One-Family Residence District; while properties to the south are zoned Old Dominion Freight Line PUD and properties to the north and east are zoned LDR, Low-Density Residential, under Polk County Zoning. E.Carstens shared that the property was recently annexed in 2020, after Grand Capital, LC acquired the property in fall 2019. The applicant is now proposing to rezone the property from the current R-1, One-Family Residential District to M-1, Light-Industrial District. He said that the proposed rezoning is aligned with The Ankeny Plan 2040 Future Land Use Map, which defines this property as Airport Business Park and Open Space/Floodplain; and said the M-1 zoning district is a compatible zoning classification based on the Airport Business Park use designation. E.Carstens stated the applicant requested that City Council initiate the subject rezoning, due to difficulties contacting and obtaining the required petitions from the property owners. The City Council considered the applicant's request, and initiated the rezoning at their meeting on April 20, 2020. He stated that all proper notifications of the proposed rezoning were provided and Staff will present a complete staff report at the next Plan and Zoning Commission on Tuesday, June 2, 2020.

Dean Roghair, Civil Design Advantage, 3405 SE Crossroads Drive, Suite G, Grimes, on behalf of Grand Capital, LC shared that Chris Murray, Grand Capital, LC is also part of the electronic meeting. They did not have any additional information to provide at this time. He asked the Commission if they had any questions.

There was no one to speak for or against the rezoning request.

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 L.West. All voted aye. Motion carried 5 – 0.

Item #6. Grand Capital, LC request to rezone property (West) from R-1, One-Family Residence District to M-1, Light Industrial District.

E.Carstens reported that the applicant, Grand Capital, LC, is requesting to rezone property from R-1, One-Family Residence District to M-1, Light Industrial District. He said that the property consists of one parcel approximately 9.80 acres and is located west of SE Four Mile Drive, and north of the previous property just discussed, Item #5. He explained that the property is zoned R-1, One-Family Residence District and properties to the north, west, and south are also zoned R-1, One-Family Residence District; and properties to the east are zoned LDR, Low-Density Residential, under Polk County Zoning. E.Carstens stated the subject area was originally annexed in 2003, as part of the larger 1,200-acre Southeast Growth Area Annexation. Since then, there have been no alterations or development of the property. He said the applicant, Grand Capital, LC, acquired the property fall of 2019, and is now proposing to rezone the property from the current R-1, One-Family Residential District to M-1, Light-Industrial District. He said the proposed rezoning is aligned with The Ankeny Plan 2040 Future Land Use Map, which defines the subject property as Airport Business Park. He stated all proper notifications of the proposed rezoning were provided and Staff will present a complete staff report at the next Plan and Zoning Commission on Tuesday, June 2, 2020.

There were no further comments provided by the representative, Dean Roghair, Civil Design Advantage, 3405 SE Crossroads Drive, Suite G, Grimes, on behalf of Grand Capital, LC.

There was no one to speak for or against the rezoning request.

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 J.Woodcock. All voted aye. Motion carried 5 – 0.

BUSINESS ITEMS

There were no business items.

REPORTS

City Council Meeting

E.Jensen reported on his attendance at the May 18, 2020 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the June 2, 2020 Plan and Zoning Commission meeting.

Commissioner's Reports

There were no reports.

MISCELLANEOUS ITEMS

June 1, 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 T.Ripper. Meeting adjourned at 6:48 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission