

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, June 2, 2020

Ankeny Public Services Building – Electronic Meeting
Ankeny, Iowa

CALL TO ORDER

Chair A.Renaud called the June 2, 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, Lisa West and Jeff Woodcock. Absent: Todd Ripper. Staff present: E.Jensen, E.Carstens, D.Gervais, R.Hulstrom, J.Heil, B.Fuglsang

AMENDMENTS TO THE AGENDA

Motion by L.West to approve and accept the June 2, 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 May 19, 2020 minutes of the Plan and Zoning Commission meeting.

Item #2. Centennial Estates Plat 1 Final Plat

Motion to recommend City Council approval of Centennial Estates Plat 1 Final Plat.

Item #3. Trestle Ridge Estates Plat 4 Final Plat

Motion to recommend City Council approval of Trestle Ridge Estates Plat 4 Final Plat.

Motion by G.Hunter to approve the recommendations for Consent Agenda Item(s) #1 - #3. Second by T.Flack. All voted aye. Motion carried 5 – 0.

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS

Item #4. 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 Ankeny Plan 2040 Future Land Use Map identifies 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 there were no comments or questions during the public hearing and staff is recommending approval. He asked if the Commission had any questions.

There were no questions from the Commission.

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.

Motion by G.Hunter to recommend City Council approval of the request by Grand Capital, LC to rezone property from R-1, One-Family Residence District to M-1, Light Industrial District. Second by L.West. All voted aye. Motion carried 5 – 0.

Item #5. 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. 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 identifies the subject property as Airport Business Park. E.Carstens stated there were no comments or questions during the public hearing and staff is recommending approval.

There were no questions from the Commission.

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.

Motion by T.Flack to recommend City Council approval of the request by Grand Capital, LC to rezone property from R-1, One-Family Residence District to M-1, Light Industrial District. Second by G.Hunter. All voted aye. Motion carried 5 – 0.

REPORTS

City Council Meeting

E.Carstens reported on his attendance at the June 1, 2020 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the June 16, 2020 Plan and Zoning Commission meeting. He shared that there will be a public hearing at the June 16, 2020 Plan and Zoning Commission meeting regarding a request to rezone property from the Polk County Aviation Authority.

Commissioner's Reports

There were no reports.

MISCELLANEOUS ITEMS

June 15, 2020 – 5:30 p.m. City Council Meeting Representative: Staff until further notice.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:44 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission