

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, February 21, 2023

Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the February 21, 2023 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: Trina Flack, Ted Rapp, Annette Renaud, Todd Ripper, and Randy Weisheit. Absent: Glenn Hunter and Lisa West. Staff present: E.Jensen, E.Carstens, D.Silverthorn, J.Heil, B.Morrissey, L.Hutzell, R.Kirschman, B.Fuglsang

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve the February 21, 2023 agenda without amendments. Second by A.Renaud. All voted aye. Motion carried 5 – 0.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

There were no requests.

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the February 7, 2023 minutes of the Plan and Zoning Commission meeting.

Item #2. Aspen Ridge Commercial Plat 2 Final Plat

Motion to recommend City Council approval of the Aspen Ridge Commercial Plat 2 Final Plat.

Item #3. 3425 NW State Street - New Horizon Site Plan

Motion to approve the site plan for 3425 NW State Street, subject to recordation of the associated Aspen Ridge Commercial Plat 2 Final Plat.

Item #4. 1302 N Ankeny Boulevard - Northview Stadium Phase 3 Site Plan

Motion to approve the site plan for 1302 N Ankeny Boulevard, Northview Stadium Phase 3, subject to City Council approval of the public storm water management facility maintenance covenant and permanent easement agreement.

Referencing Item #3, R.Weisheit asked whether the right-in/right-out on NW State Street is an appropriate distance from the NW 34th Street and NW 36th Street intersections. E.Carstens responded that NW State Street and NW 36th Street are arterial roadways. Typically, there is 660-feet for full access from an intersection and generally one-half the distance for right-in/right-outs. There was a traffic study completed and the city's Traffic Engineer has reviewed it. The traffic study includes projected future development with anticipated traffic in this area.

Motion by T.Flack to approve the recommendations for Consent Agenda Items #1 - #4. Second by T.Ripper. All voted aye. Motion carried 5– 0.

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS

There were no business items.

REPORTS

City Council Meeting

E.Jensen reported on the February 20, 2023 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the March 7, 2023 Plan and Zoning Commission meeting.

Commissioner's Reports

There were no reports.

MISCELLANEOUS ITEMS

March 6, 2023 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, T.Rapp motioned to adjourn. Second by R.Weisheit. Meeting adjourned at 6:40 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission