

## **Meeting Minutes**

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

Tuesday, December 20, 2022

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

#### **CALL TO ORDER**

Vice Chair T.Rapp called the December 20, 2022 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

#### **ROLL CALL**

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

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

Motion by T.Flack to approve the December 20, 2022 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 requests.

#### **CONSENT AGENDA ITEMS**

##### **Item #1. Minutes**

Motion to approve and accept the December 6, 2022 minutes of the Plan and Zoning Commission meeting.

##### **Item #2. 1001 SW Ordinance Road - Aim High Automotive Site Plan**

Motion to approve the site plan for 1001 SW Ordinance Road, Aim High Automotive, subject to City Council approval of the public storm sewer vacation, public ingress/egress easement vacation, and replacement public storm sewer easement.

##### **Item #3. 1509 N Ankeny Boulevard - Earl May Nursery and Garden Center Greenhouse Addition Site Plan**

Motion to approve the site plan for 1509 N Ankeny Boulevard, Earl May Nursery and Garden Center Greenhouse Addition.

##### **Item #4. 2006 S. Ankeny Boulevard - DMACC ISO Rated Facility Site Plan**

Motion to approve the site plan for 2006 S. Ankeny Boulevard, DMACC ISO Rated Facility.

Motion by A.Renaud to approve the recommendations for Consent Agenda Item #1 - #4. Second by L.West. All voted aye. Motion carried 6 – 0.

#### **PUBLIC HEARINGS**

There were no public hearings.

#### **BUSINESS ITEMS**

##### **Item #5. Hubbell Realty Company, on behalf of NGR, Inc., request to rezone property from R-1, One-Family Residence District to M-1, Light Industrial District**

B.Morrissey reported that the applicant, Hubbell Realty Company, is requesting to rezone property from R-1, One-Family Residence District to M-1, Light Industrial District. He stated the area subject to the proposed rezoning consists of one parcel and totals approximately 16.74 acres. The property is generally located north of SE Corporate Woods Drive and immediately west of SE Four Mile Drive; and is currently zoned R-1, One-Family Residence District. The surrounding properties to the north, south, and east are zoned M-1, Light Industrial District, while the property to the west is zoned U-1, Conservation and Public Utility District. He noted that the proposed rezoning aligns with the Ankeny Plan 2040 Future Land Use Map. B.Morrissey noted that the M-1, Light Industrial District is listed as being a compatible zoning district within the Airport Business Park future land use classification and provided examples of common uses allowed within the M-1 District. He shared the

applicant has submitted the required rezoning petitions and all legal notifications for the rezoning have been met. During the public hearing there were no comments or questions from the public regarding the request. Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Hubbell Realty Company, on behalf of NGR, Inc., to rezone property from R-1, One-Family Residence District to M-1, Light Industrial District.

The applicant/representative had nothing further to share with the Commission.

Motion by T.Flack to recommend City Council approval of the request by Hubbell Realty Company, on behalf of NGR, Inc., to rezone property from R-1, One-Family Residence District to M-1, Light Industrial District. Second by R.Weisheit. All voted aye. Motion carried 6 – 0.

**Item #6. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Bricktowne Piper, LC from High Density Residential to Neighborhood Commercial**

**Item #7. Bricktowne Piper, LC request to rezone property from R-3, Multiple-Family Residence District to C-2, General Retail and Highway Oriented Business District**

R.Kirschman reported Bricktowne Piper, LC is requesting an amendment to The Ankeny Plan 2040, Comprehensive Plan, Figure 12.10 Ankeny Future Land Use Plan Map and to rezone 4.23-acres of an 8.04-acre parcel located west of N Ankeny Boulevard and north of NW Reinhart Drive. He stated the current future land use designation is High Density Residential and the owner is proposing to modify this to Neighborhood Commercial. R.Kirschman shared that Bricktowne Piper, LC is also requesting to rezone 4.23-acres of an 8.04-acre parcel from R-3, Multiple-Family Residence District to C-2, General Retail and Highway Oriented Business District. He noted that the applicant submitted the required rezoning petitions and all legal notifications were met for both the Land Use Plan amendment and rezoning request. R.Kirschman provided information to address the questions that were raised during the public hearing, which included the access point for the property and what was anticipated to be built on the site. R.Kirschman stated that the proposed land use amendment is consistent with the adjacent properties to the north and east along N. Ankeny Boulevard; therefore, staff recommends that the Plan and Zoning Commission recommend City Council approval to amend the Ankeny Plan 2040, Comprehensive Plan, Figure 12.10 Ankeny Future Land Use Plan Map from High Density Residential to Neighborhood Commercial. He stated the proposed rezoning will be consistent with the proposed Land Use designation as shown in the 2040 Comprehensive Plan; and therefore, staff recommends that the Plan and Zoning Commission recommend City Council approval to rezone property from R-3, Multiple Family Residence District to C-2 General Retail & Highway Oriented Business District.

Erin Ollendike, Civil Design Advantage, 4121 NW Urbandale Drive, Urbandale representing the developer had nothing further to share with the Commission.

Motion by T.Ripper to recommend City Council approval of the request by Bricktowne Piper LC., to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Bricktowne Piper LC., from High Density Residential to Neighborhood Commercial. Second by T.Flack. All voted aye. Motion carried 6 – 0.

Motion by A.Renaud to recommend City Council approval of the request by Bricktowne Piper LC., to rezone property from R-3 Multiple Family Residence District to C-2, General Retail and Highway Oriented Business District. Second by R.Weisheit. All voted aye. Motion carried 6 – 0.

**REPORTS**

**City Council Meeting**

E.Jensen reported on the December 19, 2022 City Council meeting.

**Director's Report**

E.Jensen presented the tentative agenda items for the January 4, 2023 Plan and Zoning Commission meeting and said that there will be a public hearing for a rezoning request by NGR, Inc.

**Commissioner's Reports**

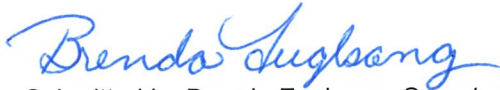
There were no reports.

**MISCELLANEOUS ITEMS**

January 3, 2023 – 5:30 p.m. City Council Meeting Representative: Staff

**ADJOURNMENT**

There being no further business, T.Rapp motioned to adjourn. The meeting adjourned at 6:45 p.m.



Submitted by Brenda Fuglsang, Secretary  
Plan & Zoning Commission