

Meeting Minutes

Plan & Zoning Commission Meeting

Wednesday, January 4, 2023

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

CALL TO ORDER

Chair G.Hunter called the January 4, 2023 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve the January 4, 2023 agenda without amendments. Second by T.Rapp. All voted aye. Motion carried 7 – 0.

COMMUNICATIONS

Chair G.Hunter stated that the Commission received correspondence regarding Agenda Item #3 from the following individuals:

James Krohse, 6734 NE Berwick Drive
Raymond McPherson, 6800 NE Berwick Drive
Roger and Sandra Penn, 6806 NE Berwick Drive
William and Karen Pearce, 6868 NE Berwick Drive
Susan Kristein, 6870 NE Berwick Drive

CITIZEN'S REQUEST

There were no requests.

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the December 20, 2022 minutes of the Plan and Zoning Commission meeting.

Item #2. 1450 SW Tradition Drive – Rocket Carwash Site Plan

Motion to approve the site plan for 1450 SW Tradition Drive, Rocket Carwash.

Motion by L.West to approve the recommendations for Consent Agenda Item #1 - #2. Second by T.Flack. All voted aye. Motion carried 7 – 0.

PUBLIC HEARINGS

Item #3. 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 the applicant, Hubbell Realty, on behalf of NGR Inc. is requesting to rezoning property from R-1, One-Family Residence District to M-1, Light Industrial District. The proposed rezoning consists of one parcel and totals approximately 31.17 acres. The parcel is located north of SE Corporate Woods Drive and east of SE Four Mile Drive near the Ankeny Regional Airport. He noted that the parcel is in the process of being annexed into Ankeny and should be finalized in mid-January. He stated that the parcel will be assigned the R-1 zoning classification as is standard procedure for all newly annexed properties into Ankeny. He said the surrounding properties to the southwest and west are zoned M-1, Light Industrial District, while properties to the north and east are not within Ankeny's Corporate Limits. The proposed rezoning does align with the Ankeny Plan 2040 Future Land Use Map, which identifies the area as being suitable for Airport Business Park and Open Space uses. The M-1 District is a compatible zoning district within the Airport Business Park land use classification. He shared that the applicant has submitted the required rezoning petitions and all legal notifications for the rezoning have been met. Staff will provide a complete staff report at the next Plan and Zoning Commission meeting. He asked if the Commission had any questions.

There were no questions from the Commission.

Clint Sloss, Hubbell Realty Company, 6900 Westown Parkway, West Des Moines and Dustin Creech, Engineering Resource Group, Inc., 2413 Grand Avenue, Des Moines on behalf of NGR, Inc. Dustin Creech said that he understands that there is concern on how the parcel will be developed. He provided an exhibit showing a speculative building on the parcel of land and further explained details related to the separation between the building and abutting residential property, the topography of the land, tree buffering for vehicle lights, and a detention basin, which would flow down to Four Mile Creek. Dustin Creech said their request is to rezone the parcel to M-1, which complies with The Ankeny Plan 2040 comprehensive plan. He also noted that they do not know who will be the tenants of the building or their business hours. He asked if there were any questions.

G.Hunter asked if there are any height restrictions due to the proximity of the airport. E.Jensen said they will address that in the complete staff report.

T.Rapp asked Mr. Creech to delineate the flood plain for this area, and he identified it on the exhibit.

Jim Krohse, 6734 NE Berwick Drive, spoke in opposition of the request and noted that he sent correspondence to City Staff and the Council stating his concerns. He asked if someone could explain to him the rezoning process.

G.Hunter explained, in detail, the process moving forward after the public hearing at the Plan and Zoning Commission.

Jim Krohse asked if there are legal criteria as to how many property owners must be in favor of this request. E.Jensen stated that there is a provision in the Code and staff will address this in their staff report.

William Pearce, 6868 NE Berwick Drive said that their property also abuts this parcel. He responded by saying that the foliage buffering loses its leaves for a big part of the year. Mr. Pearce noted that he sent correspondence to City staff sharing information that the eastern segment of the property includes part of a "Climax riparian ecology forest." His concern is that he would like to see the forest preserved as it becomes a part of the City of Ankeny. He continued to provide background information regarding this land area.

G.Hunter asked staff to clarify why the parcel on the Land Use Plan Map shows Airport Business Park and Open Space.

L.West clarified that M-1 zoning is light industrial and asked for staff to provide some examples in their staff report that are within the City of Ankeny. T.Flack asked whether Old Dominion is considered light industrial. E.Jensen stated, yes.

Motion by T.Flack to close the public hearing, and receive and file documents. Second by A.Renaud. All voted aye. Motion carried 7 – 0.

G.Hunter said this will come back before the Plan and Zoning Commission on Wednesday, January 18, 2023 for the Commission to make a recommendation to the City Council.

BUSINESS ITEMS

Item #4. Albaugh Four Mile Industrial Preliminary Plat

B.Morrissey reported DRA Properties, LC, is proposing the Albaugh Four Mile Industrial Preliminary Plat. He stated the Preliminary Plat is approximately 67.10-acres and is zoned M-1, Light Industrial District. The property is located south of SE Oralabor Road and east of SE Four Mile Drive. B.Morrissey shared that the plat includes 9 buildable lots and 3 additional lots that lie within a flood hazard area. He noted that the lots that lie within the floodplain will be tied to their adjacent lot to ensure they're not sold separately. B.Morrissey explained that the plat includes the addition of one public street, SE 36th Circle that provides access for lots 1-6, while lots 7-9 will be accessed via an access drive that extends from SE Four Mile Drive. He shared that sidewalk installation along SE Four Mile will be deferred until deemed appropriate. B.Morrissey further detailed the public improvements

associated with the development, which included water, sanitary sewer, and stormwater. Staff recommends that the Plan and Zoning Commission recommend City Council approval of the Albaugh Four Mile Industrial Preliminary Plat.

G.Hunter asked what the benefit is to splitting lots 7, 8, and 9 into two lots. E.Jensen said that if the floodplain is actually on the lot, the property owner has to have flood insurance. If the floodplain is on a separate lot they do not have to carry the insurance.

L.West asked for clarification as to where the floodplain is located on these lots. B.Morrissey referenced the preliminary plat, which showed the floodplain is not within the buildable lots.

There were no further questions from the Commission.

Motion by T.Flack to recommend City Council approval of Albaugh Four Mile Industrial Preliminary Plat. Second by L.West. All voted aye. Motion carried 6 – 0 – 1 (Abstain: T.Rapp).

REPORTS

City Council Meeting

E.Jensen reported on the January 3, 2023 City Council meeting and shared the December 2022 Building Permit Report.

Director's Report

E.Jensen presented the tentative agenda items for the January 18, 2023 Plan and Zoning Commission meeting.

Commissioner's Reports

There were no reports.

MISCELLANEOUS ITEMS

January 17, 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 7:07 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission