



## Meeting Minutes Plan & Zoning Commission Meeting

Tuesday, October 3, 2023

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

### CALL TO ORDER

Chair Ted Rapp called the October 3, 2023 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

### ROLL CALL

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

### AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve and accept the October 3, 2023 agenda without amendments. Second by L.West. 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 September 19, 2023 minutes of the Plan and Zoning Commission meeting.

#### Items #2. 710 SE Creekview Drive - Ankeny Kitchen & Bath Site Plan

Motion to approve the site plan for 710 SE Creekview Drive, Ankeny Kitchen and Bath, subject to obtaining the required flood permits.

#### Item #3. 3525 NW State Street - McDonald's Site Plan

Motion to approve the site plan for 3525 NW State Street, McDonald's, subject to City Council approval of the associated Storm Water Management Easement document.

#### Item #4. The Crossings at Deer Creek Plat 13 Final Plat

Motion to recommend City Council grant preliminary approval of The Crossings at Deer Creek Plat 13 Final Plat; and authorize cost participation for the extension of 16-inch water main in an amount estimated to be \$30,375, and 15-inch sanitary sewer in an amount estimated to be \$6,750.

Motion by T.Ripper to approve the recommendations for Consent Agenda Item #1 - #4. Second by R.Weisheit. All voted aye. Motion carried 6 – 0.

### PUBLIC HEARINGS

There were no public hearings.

### BUSINESS ITEMS

#### Item #5. Request by Legacy Housby, LLC for 80/20 Voluntary Urbanized Annexation of property into the City of Ankeny (Legacy Housby)

**Staff Report:** L.Hutzell reported that the City of Ankeny has received an annexation request from Tim Hogan on behalf of Legacy Housby, LLC. The annexation area is generally located north of NE 54th Avenue, and east of SE Four Mile Drive and is located within two miles of the City of Des Moines and the City of Altoona. She stated that the annexation area encompasses approximately 35.521 acres, with 33.941 acres owned by property owners who have signed a petition consenting to the annexation, 1.58 acres owned by property owners who are non-consenting and 4.157 acres of public road right-of-way, to the centerline of the adjacent road. She said, at this time, one of the two properties included in the proposed annexation has provided petitions consenting to the request. If petitions are not received for all properties, the Code of Iowa allows cities to annex up to 20% of the total land area to be annexed from non-consenting owners to avoid the creation of islands and to create uniform boundaries. L.Hutzell noted that the

annexation area is identified in The Ankeny Plan 2040 Comprehensive Plan as being suitable for Light Industrial and if the annexation request is approved by the City Development Board, it will be initially zoned R-1, One-Family Residence District, consistent with all newly incorporated properties into the City of Ankeny. She shared that, if annexed, the City of Ankeny has the capability to provide water and sewer to this area, police and fire would be expanded into this area and the school district boundary would continue to be the Saydel Community School District. L.Hutzell said a consultation meeting was held. No one from the public attended the meeting and to date, staff has not received any written comments. Staff recommend that the Plan and Zoning Commission recommend that the City Council approve the Legacy Housby 80/20 Voluntary Urbanized Annexation.

T.Rapp asked staff if there is an intended use for this land.

Jon Hanson, Snyder & Associates, Inc., 2727 SW Snyder Boulevard, Ankeny shared that nothing is on the table at this time.

Motion by A.Renaud to recommend City Council approval the Legacy Housby 80/20 Voluntary Urbanized Annexation. Second by R.Weisheit. All voted aye. Motion carried 6 – 0.

## REPORTS

### City Council Meeting

E.Jensen reported on the October 2, 2023 City Council meeting.

### Director's Report

E.Jensen presented the tentative agenda items for the October 17, 2023 Plan and Zoning Commission meeting and the September 2023 Building Permit Report.

### Commissioner's Reports

T.Rapp mentioned that he was happy to see SW State Street, NW 18<sup>th</sup> Street and NE Delaware open back up.

## MISCELLANEOUS ITEMS

October 16, 2023 – 5:30 p.m. City Council Meeting Representative: Staff

## ADJOURNMENT

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



Submitted by Brenda Fuglsang, Secretary  
Plan & Zoning Commission