

Meeting Minutes
Plan & Zoning Commission Meeting

Tuesday, November 19, 2024

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

CALL TO ORDER

Chair Ted Rapp called the November 19, 2024 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: Ted Rapp, Lisa West, Trina Flack, Glenn Hunter, and Todd Ripper. Absent: Randy Weisheit and Annette Renaud. Staff present: Eric Jensen, Eric Carstens, Jake Heil, Bryan Morrissey, Laura Hutzell, Deb Gervais, and Brenda Fuglsang.

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve and accept the November 19, 2024 agenda without amendments. Second by L.West. 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 November 5, 2024 minutes of the Plan and Zoning Commission meeting.

Item #2. Canyon Landing Plat 5 Final Plat

Motion to recommend City Council approval of Canyon Landing Plat 5 Final Plat.

Motion by G.Hunter to approve the recommendations for Consent Agenda Items #1 - #2. Second by T.Ripper. All voted aye. Motion carried 5 – 0.

Commissioner Annette Renaud arrived at 6:32 p.m.

PUBLIC HEARINGS

Item #3. Denny Elwell Family LC, request to rezone property from R-1, One-Family Residence District to C-2, General Retail, Highway Oriented, and Central Business Commercial District

Staff Report: L.Hutzell reported the applicant is requesting to rezone property from R-1, One Family Residential District to C-2, General Retail, Highway Oriented, and Central Business Commercial District. She stated that the subject property consists of one parcel, approximately 4 acres in size and is located at the northeast corner of the SE Corporate Woods Drive and SE Delaware Avenue intersection, just west of Interstate 35 and the Corporate Woods exit. L.Hutzell shared that the property is currently zoned R-1, One-Family Residence District; property to the north is also zoned R-1, while properties to the west are zoned M-1, Light Industrial District, and properties to the south are zoned C-2, General Retail, Highway Oriented, and Central Business Commercial District. She presented The Ankeny Plan 2040 Future Land Use Map, which defines the land use category to be located along major highways with the intent of providing commercial products and services to the motoring public. She provided a list of typical uses for Highway Commercial zoning. She noted that the developer has submitted the required rezoning petitions, public notifications were mailed and published; and that the applicant posted public notification signage as required. L.Hutzell said that staff will present a complete staff report at the next Plan and Zoning Commission meeting on December 3, 2024.

Dean Roghair, Civil Design Advantage, 4121 NW Urbandale Drive, Urbandale on behalf of Denny Elwell Family LC. He commented that staff did a nice job presenting the request. He noted that the zoning change makes sense at the corner of two arterial roads and near the interstate interchange. Dean Rogair said he would answer any questions the Commission may have.

There was no one in the audience to speak for or against the request.

Motion by L.West to close the public hearing, receive and file documents. Second by G.Hunter. All voted aye. Motion carried 6 – 0.

Chair T.Rapp informed the audience that the rezoning will come back before the Commission on Tuesday, December 3, 2024 at 6:30 p.m. to consider their recommendation to City Council.

BUSINESS ITEMS

Item #4. 825 NW 36th Street - Prairie Ridge Church Site Plan Amendment

Staff Report: D.Gervais reported that the Prairie Ridge Church at 825 NW 36th Street is proposing a site plan amendment. The subject property is located at the southwest corner of NW 36th Street and NW Ash Drive. The existing building is 38,700 square-foot with precast, brick, stone, glass, and metal paneling and the amendment includes a 19,400 square-foot addition to the building and site improvements. D.Gervais stated that the church has requested that the Plan & Zoning Commission consider a decorative metal panel to be a primary exterior material in relation to the Municipal Code section on Building Material Standards. Staff recommends that the Plan and Zoning Commission approve the Prairie Ridge Church Site Plan at 825 NW 36th Street and approve the decorative metal panel proposed as a primary material for compliance with the Municipal Code, Chapter 192.02.3.B(6), Specific Building Material Standards, subject to City Council acceptance of a development agreement for traffic improvements and Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement.

T.Rapp noted that the traffic impact study showed that turning lanes on NW 36th Street are warranted. He inquired if the turn lanes would happen when the City starts their widening project on NW 36th Street. D.Gervais responded that she does not have timing information, but assumes that would be the case. T.Rapp asked to see the samples of the metal panels. Jason Blome provided samples to the Commission.

E.Carstens clarified that staff's recommendation is to keep the 3-foot base as a permanent material but these panels would be a primary material. There was further discussion on building materials.

Jason Blome, RDG Planning & Design, 301 Grand Avenue, Des Moines, Iowa provided a quick overview of the metal panel and their selection. He said they picked this metal panel for the unique finish as a playful nature to help create a kid eccentric environment and be more welcoming for families. The façade is intended to be dynamic; changing with the season, angles of the sun, and direction of travel. The intent is that it will ripple like water.

G.Hunter asked how susceptible the color is to fading. Jason Blome said it is UV light stable. He provided further characteristics of the panels.

L.West asked if there would be any issues with the sunlight bouncing off the panels and blinding people while driving past the church. Jason Blome responded, that he does not see that as an issue.

There was no one in the audience to speak for or against the request.

T.Flack confirmed that the motion is written that the base is to be permanent material. E.Carstens responded, yes.

T.Rapp asked if this is a 2025 project. Jason Blome responded, yes.

Motion by T.Flack to approve the Prairie Ridge Church Site Plan at 825 NW 36th Street and approve the decorative metal panel proposed as a primary material for compliance with the Municipal Code, Chapter 192.02.3.B(6), Specific Building Material Standards, subject to City Council acceptance of a development agreement for traffic improvements and Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement. Second by L.West. All voted aye. Motion carried 6 – 0.

REPORTS

City Council Meeting

E.Jensen reported on the November 18, 2024 City Council meeting and Council work session.

Director's Report

E.Jensen presented the tentative agenda items for the Tuesday, December 3, 2024 Plan and Zoning Commission meeting.

Commissioner's Reports

T.Flack asked who determines new street names. E.Carstens said they usually let the developer recommend them and Staff reviews to make sure they line up with existing streets. T.Flack shared that a citizen reached out to her in regard to naming new streets so she provided the citizen with staff's contact information.

T.Rapp wished everyone a Happy Thanksgiving.

MISCELLANEOUS ITEMS

December 2, 2024 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, Chair Rapp adjourned the meeting. Meeting adjourned at 6:47 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission