

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, December 3, 2024
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the December 3, 2024 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

AMENDMENTS TO THE AGENDA

Motion by G.Hunter to approve and accept the December 3, 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 19, 2024 minutes of the Plan and Zoning Commission meeting.

Item #2. Lakeview Woods Plat 1 Final Plat

Motion to recommend City Council approval of the Lakeview Woods Plat 1 Final Plat.

Item #3. Lakeview Woods Plat 1 Site Plan

Motion to approve the Lakeview Woods Plat 1 Site Plan, subject to City Council approval of the Lakeview Woods Plat 1 Final Plat.

Item #4. Old Dominion Freight Line Ankeny, IA Relay Lot Plat - Final Plat

Motion to recommend City Council approval of the Old Dominion Freight Line Ankeny, IA Relay Lot Final Plat.

Item #5. 7050 SE Four Mile Drive - Old Dominion Freight Line Ankeny, IA Relay Lot Site Plan

Motion to approve 7050 SE Four Mile Drive, Old Dominion Freight Line Ankeny, IA Relay Lot Site Plan; subject to recordation of the Old Dominion Freight Line Ankeny, IA Relay Lot Plat Final Plat.

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

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS

Item #6. 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 is currently zoned R-1 and consists of one parcel, approximately 4 acres in size. The property 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 stated that the property to the north is 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. The Ankeny Plan 2040 Future Land Use Map was presented, which defines the land use category to be located along major highways. L.Hutzell presented the rezoning exhibit stating 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. Staff's position is for the Plan and Zoning Commission to recommend City Council approval for the request by Denny Elwell Family LC to rezone property from R-1, One Family Residence District to C-2, General Retail, Highway Oriented, and Central Business Commercial District.

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

Motion by G.Hunter to recommend City Council approval for the request by Denny Elwell Family LC to rezone property from R-1, One Family Residence District to C-2, General Retail, Highway Oriented, and Central Business Commercial District. Second by L.West. All voted aye. Motion carried 5 – 0.

REPORTS

City Council Meeting

E.Jensen reported on the December 2, 2024 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the Tuesday, December 17, 2024 Plan and Zoning Commission meeting and the November 2024 Building Permits Report.

Commissioner's Reports

There were no reports.

MISCELLANEOUS ITEMS

December 16, 2024 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, Chair Rapp adjourned the meeting. Meeting adjourned at 6:38 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission