

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, December 6, 2022

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

CALL TO ORDER

Chair G.Hunter called the December 6, 2022 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve the December 6, 2022 agenda without amendments. Second by L.West. All voted aye. Motion carried 7 – 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 22, 2022 minutes of the Plan and Zoning Commission meeting.

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

PUBLIC HEARINGS

Item #2. 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

G.Hunter opened the public hearing.

B.Morrissey reported that the applicant, Hubbell Realty Company, on behalf of NGR, Inc., 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 and is generally located north of SE Corporate Woods Drive and immediately west of SE Four Mile Drive. The property is currently zoned R-1, One-Family Residence District, a zoning classification that was assigned to the property when it was annexed into Ankeny. He shared that 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. The proposed rezoning aligns with the Ankeny Plan 2040 Future Land Use Map. B.Morrissey noted 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.

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

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

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

Item #3. 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 use classification

Item #4. Bricktowne Piper, LC request to rezone property from R-3, Multiple-Family Residence District to C-2, General Retail and Highway Oriented Business District

G.Hunter opened the public hearing.

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 stated that the rezoning request is to rezone the subject 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. Staff will present a complete staff report at the next Plan and Zoning Commission meeting.

T.Flack inquired as to why the property was originally identified as High Density Residential. E.Carstens said that the property has been zoned for multi-family for about twenty years; and therefore, identified that way when The Ankeny Plan 2040 was adopted. T.Flack then confirmed that the surrounding residents were notified of these two requests. R.Kirschman stated, yes.

Erin Ollendike, Civil Design Advantage, 4121 NW Urbandale Drive, Urbandale representing the developer of the project said she would answer any questions the Commission may have.

T.Flack inquired if there was a plan for the property. Erin Ollendike said there is nothing yet confirmed. R.Weisheit asked about access for this property. E.Carstens stated that there will be defined access points for this property, which would not include N Ankeny Boulevard.

Lyle Terhar, 611 NW Reinhart Drive, Ankeny said that in his neighborhood they already have buildings that are not pleasant to the surrounding neighborhood. His concern is the traffic, as NW Reinhart Drive has become a thruway now that it runs all the way to NW State Street. He feels this request would just exacerbate the problem. Lyle Terhar commented that he prefers not to have another gas station or bank near him and feels the empty farmland provides an opportunity for something more useful for the community. He asked about the next steps in this process.

G.Hunter explained the steps to Mr. Terhar that will need to take place for the Land Use Map amendment and the rezoning request to be approved. He further shared that these items will be on the next Plan and Zoning Commission meeting on December 20, 2022, which is when the Commission would make a recommendation to the City Council. He further stated the City Council makes the final decision.

T.Flack wanted to be clear, and stated that the comprehensive plan currently shows the property as being High Density Residential, which could be apartments. This request from the applicant is to change the High-Density Residential zoning to Neighborhood Commercial, which would be lower density.

Lyle Terhar responded saying that maybe there are positive commercial ideas for this property, but he worries about NW Reinhart Drive being a higher traffic area than it already is.

Motion by R.Weisheit to close the public hearing on the amendment to The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map; and receive and file documents. Second by T.Flack. All voted aye. Motion carried 7 – 0.

Motion by T.Rapp to close the public hearing on the request to rezone property from R-3, Multiple-Family Residence District to C-2, General Retail and Highway Oriented Business District; and receive and file documents. Second by L.West. All voted aye. Motion carried 7 – 0.

BUSINESS ITEMS

There were no business items.

REPORTS

City Council Meeting

E.Jensen reported on the December 5, 2022 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the December 20, 2022 Plan and Zoning Commission meeting and presented the November 2022 Building Permit Report.

Commissioner's Reports

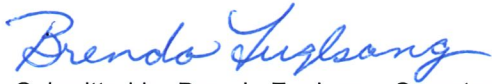
T.Ripper asked if there is any movement with the Northern Tool project. E.Jensen stated, none at this time.

MISCELLANEOUS ITEMS

December 19, 2022 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, T.Rapp motioned to adjourn. The meeting adjourned at 6:53 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission