



Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, September 19, 2023

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

CALL TO ORDER

Chair Ted Rapp called the September 19, 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, L.Hutzell and B.Fuglsang.

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve and accept the September 19, 2023 agenda without amendments. Second by A.Renaud. 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 6, 2023 minutes of the Plan and Zoning Commission meeting.

Motion by T.Flack to approve the recommendations for Consent Agenda Item #1. Second by L.West. All voted aye. Motion carried 6- 0.

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS

Item #4. Trestle Ridge Estates Phase 2 Preliminary Plat

Staff Report: L.Hutzell reported that the Trestle Ridge Estates Phase 2 Preliminary Plat is a proposed 83.62-acre plat located in the northwest quadrant of Ankeny at the southeast intersection of NW Weigel Drive and NW 36th Street. She said that the project includes the construction of 132-single family residential lots, an outlot for multi-family residential restricted to 10 units per acre, an outlot to be dedicated to the City as parkland, and two outlots for open space/storm water management. Public streets are proposed, along with public sanitary sewer, water main and storm sewer. She commented that the proposed development will be primarily accessed off of NW Weigel Drive from the west and an extension of NW Reinhart Drive from the east. L.Hutzell stated a full drainage study is being required with the final plat as the Rock Creek watershed is currently in a FEMA flood zone. A floodplain development permit will also be required prior to any ground work. She noted the required detention for this plat will occur in Outlot Y and Z, which will be owned and maintained by the Homeowner's Association. She stated that the development of this property requires crossing a drainage way of the Rock Creek watershed directly before the formation of Rock Creek. She noted that there are four existing tiles present on the property, which will be routed to the detention facility or piped through the development. The City's Parks Department has agreed to accept Outlot W totaling 3.33 acres as parkland dedication and this parkland along with a 6.3-acre dedication from Trestle Ridge Estates Phase I will create an approximate 9.6-acre park adjacent to the High Trestle Trail. Staff recommends City Council approval of the Trestle Ridge Estates Phase 2 Preliminary Plat; and accept the public street names NW Newhaven Drive, NW Woodmoor Drive, NW Fairfield Drive and NW Fairfield Court.

T.Flack commented that the only access at this point would be from NW Reinhart Drive since NW Weigel Drive is gravel and there is no access from NW 36th Street. She asked if there is a plan for paving NW Weigel Drive? E.Carstens commented that there is an overlay plan in the CIP in the next couple of years. E.Carstens said they will not be able

to connect to NW Weigel until it is paved. He noted that there are other accesses from NW Irvinedale to this neighborhood besides NW Reinhart Drive.

Angie Kanakuch, Absolute Farms, LLC, 505 1st Avenue N, Slater, Iowa said she would answer any questions the Commission may have.

Motion by T.Ripper to recommend City Council approval of the Trestle Ridge Estates Phase 2 Preliminary Plat; and accept street names NW Newhaven Drive, NW Woodmoor Drive, NW Fairfield Drive and NW Fairfield Court. Second by R.Weisheit. All voted aye. Motion carried 6 – 0.

REPORTS

City Council Meeting

E.Jensen reported on the September 18, 2023 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the October 3, 2023 Plan and Zoning Commission meeting.

E.Jensen provided an update on administratively approved site plans in the Prairie Trail development including: Veridian Credit Union, Midway Park Phase 2, Lot 2, Vintage business Park at Prairie Trail Plat 10, Vintage Business Park at Prairie Trail Plat 10, Phase 1, Vintage Commercial, Rally Complex Development Project and District Flats.

Commissioner's Reports

There were no reports.

MISCELLANEOUS ITEMS

October 2, 2023 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, T.Rapp motioned to adjourn. Meeting adjourned at 6:50 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission