

Meeting Minutes
Plan & Zoning Commission Meeting
Wednesday, September 7, 2022
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair G.Hunter called the September 7, 2022 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve the September 7, 2022 agenda without amendments. Second by T.Ripper. 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 August 16, 2022 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 5 – 0.

PUBLIC HEARINGS

Item #2. DRA Properties, LC, request to rezone property from R-1, One-Family Residence District to M-1, Light Industrial District

B.Morrissey reported that the applicant, DRA Properties, is requesting to rezone property from R-1, One-Family Residence District to M-1, Light Industrial District. He said that the proposed rezoning consists of two parcels and is approximately 67.10 acres, generally located east of SE Four Mile Drive and approximately one-half mile south of SE Oralabor Road. B.Morrissey presented to the Commission the current zoning map that showed the properties surrounding this area are zoned either R-1, M-1, Light Industrial District, or U-1, Conservation and Public Utility District. He noted that the area south of the subject property is not within Ankeny's Corporate Limits. B.Morrissey explained to the Commission that the two parcels are/were a part of the Ankeny RMJ Annexation that received City Development Board approval on August 10, 2022. The annexation will be finalized after the 30-day appeal period expires and at that time the property will be zoned R-1, One-Family Residence District. He stated that the applicant is currently requesting to rezone the future R-1 zoning to M-1, Light Industrial District. He noted that the Ankeny Plan 2040 Future Land Use Map identifies the area as being Airport Business Park

uses and Open Space; and said that the M-1 zoning district is compatible within the Airport Business Park land use classification. B.Morrissey stated that the applicant has submitted the required zoning petitions, notifications were mailed to all properties within 250' of the subject property area, a legal notice was posted in the Des Moines Register, and public notification signage was posted on the property. A complete staff report will be presented at the next Plan and Zoning Commission meeting on September 20th.

Roger Silver, Nilles Associates, Inc., 1250 SW State Street, Suite A, commented that he would answer any questions that the Commission may have on the rezoning request.

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

L.West asked if there were any flood plain considerations with the creek that runs through this property. E.Jensen responded that there is an area covered by flood plain, which will be addressed during the platting process.

Motion by T.Flack to close the public hearing, and receive and file documents. Second by T.Ripper. All voted aye. Motion carried 5 – 0.

BUSINESS ITEMS

There were no business items.

REPORTS

City Council Meeting

E.Jensen reported on his attendance at the August 16, 2022 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the September 20, 2022 Plan and Zoning Commission meeting and said that there will be two public hearings on the September 20th agenda.

E.Jensen presented the August 2022 Building Permit Report.

Commissioner's Reports

There were no reports

MISCELLANEOUS ITEMS

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

ADJOURNMENT

There being no further business, motion by T.Flack to adjourn the meeting. Meeting adjourned at 6:42 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission