

Meeting Minutes
Plan & Zoning Commission Meeting
Wednesday, September 6, 2023
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the September 6, 2023 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

AMENDMENTS TO THE AGENDA

Chair T.Rapp asked that Item #3 be removed from the Consent Agenda. Motion by T.Rapp to approve the agenda with the removal of Item #3, Pine Lake Estates Plat 1 Final Plat from the Consent Agenda. Second by T.Flack. 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 August 22, 2023 minutes of the Plan and Zoning Commission meeting.

Item #2. Canyon Landing Plat 4 Final Plat

Motion to recommend City Council approval of the Canyon Landing Plat 4 Final Plat.

Motion by T.Flack to approve the recommendations for Consent Agenda Items #1 and #2. Second by G.Hunter. All voted aye. Motion carried 6– 0.

REMOVED CONSENT AGENDA ITEMS

Item #3. Pine Lake Estates Plat 1 Final Plat

Motion to recommend City Council approval of Pine Lake Estates Plat 1 Final Plat; and recommend City Council authorization of cost-participation in the amount of \$20,445 for 15-inch sanitary sewer and \$3,729.50 for the 8' sidewalk along NE Spectrum Drive, and subject to City Council approval of a development agreement regarding possible public improvements identified in the traffic study.

Motion by T.Flack to approve the recommendations for Consent Agenda Item #3. Second by R.Weisheit. Motion carried 5 – 0 – 1 (Abstain: T.Rapp).

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS

Item #4. 98 Investments, LLC, request to rezone property from C-2, General Retail, Highway-Oriented, and Central Business Commercial District, to C-2A, Central Business Commercial District
Staff Report: D.Silverthorn reported 98 Investments, LLC, request to rezone property from C-2, General Retail, Highway-Oriented, and Central Business Commercial District, to C-2A, Central Business Commercial District. He stated the area subject to the proposed rezoning consists of one parcel totaling 0.29 acres, located south of W 1st Street, north of SW 3rd Street, and adjacent to the Ankeny Market & Pavilion. He noted that the subject property is currently zoned C-2, General Retail, Highway-Oriented, and Central Business Commercial District. The neighboring property to the north and east is zoned C-2, while properties to the south are zoned C-2A, Central Business Commercial District, and properties to the west are zoned R-2, One-Family and Two-Family Residence District. He said the proposed rezoning aligns with The Ankeny Plan 2040 Comprehensive Plan, *Figure 12.10, Future Land Use Map*, which indicates this property as Uptown (UP). He stated that the developer submitted the required rezoning petition signatures and met all legal notification requirements. D.Silverthorn said that there were no public comments at the public hearing, nor any comments from the Commission. The proposed rezoning from C-2, General Retail, Highway-Oriented, and Central Business Commercial District, to C-2A, Central Business Commercial District, is consistent with The Ankeny Plan 2040 Comprehensive Plan; therefore, City staff is recommending that the Plan and Zoning Commission recommend City Council approval of the request by 98 Investments, LLC, to rezone property from C-2, General Retail, Highway-Oriented, and Central Business Commercial District, to C-2A, Central Business Commercial District.

Motion by L.West to recommend City Council approval of the request by 98 Investments, LLC, to rezone property from C-2, General Retail, Highway-Oriented, and Central Business Commercial District, to C-2A, Central Business Commercial District. Second by G.Hunter. All voted aye. Motion carried 6 – 0.

REPORTS**City Council Meeting**

E.Jensen reported on the September 5, 2023 City Council meeting and work session.

Director's Report

E.Jensen presented the tentative agenda items for the September 19, 2023 Plan and Zoning Commission meeting and the August 2023 Building Permit Report.

Commissioner's Reports

There were no reports.

MISCELLANEOUS ITEMS

September 18, 2023 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, T.Rapp motioned to adjourn. Meeting adjourned at 6:41 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission