



Meeting Agenda

Plan and Zoning Commission

Tuesday, August 22, 2023

6:30 PM

Ankeny City Council Chambers

1250 SW District Drive, Second Floor, Ankeny, Iowa

Ted Rapp, Chair

Glenn Hunter, Vice Chair

Trina Flack
Randall Weisheit

Lisa West

Annette Renaud
Todd Ripper

Plan and Zoning Commission regular meetings are held at 6:30 p.m. on the first and third Tuesdays of each month, following the Monday City Council meetings. All Plan and Zoning meetings are open to the public. Assistive Listening Devices (ALD) are available for persons with impaired hearing.

CALL TO ORDER:

A. ROLL CALL:

B. AMENDMENTS TO AGENDA:

Consider MOTION to approve and accept the August 22, 2023 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes

Consider MOTION to approve and accept the August 8, 2023 minutes of the Plan and Zoning Commission meeting.

2. Aspen Ridge Commercial Plat 3 Final Plat

Consider MOTION to recommend City Council approval of the Aspen Ridge Commercial Plat 3 Final Plat.

3. Canyon Landing Duplexes Plat 2 Final Plat

Consider MOTION to recommend City Council approval of the Canyon Landing Duplexes Plat 2 Final Plat; and recommend City Council authorization of cost-participation for upsizing of public water main along NE 38th Street in the amount estimated to be \$24,200.00.

4. Canyon Landing Plat 3 Final Plat

Consider MOTION to recommend City Council approval of the Canyon Landing Plat 3 Final Plat.

5. Ankeny Northwest Water Tower Plat 1 Final Plat

Consider MOTION to recommend City Council approval of the Ankeny Northwest Water Tower Plat 1 Final Plat.

6. 3755 NW Irvinedale Drive - Elevated Water Storage Tank Site Plan

Consider MOTION to approve the site plan for 3755 NW Irvinedale Drive, Elevated Water Storage Tank.

Consider MOTION to approve the recommendations for Consent Agenda Item(s) #1 - #6.

F. REMOVED CONSENT AGENDA ITEMS:

G. PUBLIC HEARINGS:

Public Hearings are held during Plan and Zoning's regular meetings. The Chairperson opens the hearing with a statement of the subject being considered and asks if there is anyone present who wishes to speak for or against the proposed item. The Chairperson may require a time limit on the number of minutes each member of the public may speak, normally five minutes. Members of the public who wish to speak will be requested to step forward to the podium and must state their name and address. At the conclusion of all public testimony and questions and comments from the Commission on a subject, the public hearing will be closed and the item will be placed on the next agenda for the next regular meeting. At that meeting City Staff will present their report and the Commission will deliberate and act on the subject.

7. 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

Consider MOTION to close the public hearing, and receive and file documents.

H. BUSINESS ITEMS:

8. Request by Hope Kimberley, LLC, BK Linnemeyer Trust, Brian K. and Kelli K. Linnemeyer, Richard R. and Stacey Martin, A. Byron Gustafson, Northstar, LTD., DRA Properties, LLC, and Gene C. Hildreth, Jr. for 80/20 Voluntary Urbanized Annexation of property into the City of Ankeny (Hope Kimberley 2.0)

Consider MOTION to recommend City Council approval of the Hope Kimberley 2.0 80/20 Voluntary Urbanized Annexation.

I. OLD BUSINESS:

J. REPORTS:

1. August 21, 2023 City Council Report - Staff

2. Director's Report

Tentative agenda items for Wednesday, September 6, 2023

3. Commissioner's Reports

K. **MISCELLANEOUS ITEMS:**

September 5, 2023 - 5:30 p.m. City Council Representative: Staff

L. **ADJOURNMENT:**

Consider MOTION to adjourn the meeting.