



Meeting Agenda

Plan and Zoning Commission

Tuesday, July 16, 2024

6:30 PM

Ankeny City Council Chambers

1250 SW District Drive, Second Floor, Ankeny, Iowa

Ted Rapp, Chair

Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

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 July 16, 2024 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes

Consider MOTION to approve and accept the July 2, 2024 minutes of the Plan and Zoning Commission meeting.

2. Kwik Trip 1707 Plat 1 Final Plat

Consider MOTION to recommend City Council approval of Kwik Trip 1707 Plat 1 Final Plat.

3. Kwik Trip 1707 Plat 2 Final Plat

Consider MOTION to recommend City Council approval of Kwik Trip 1707 Plat 2 Final Plat.

4. 6155 SE Delaware Avenue – Kwik Star 1707 Site Plan

Consider MOTION to approve the site plan for 6155 SE Delaware Avenue, Kwik Star 1707; subject to City Council approval of the associated final plats, onsite and offsite easements, development agreement and contracts and bonds for public improvements.

5. 2820 NE 38th Street - Spectrum Heights Site Plan

Consider MOTION to approve the site plan for 2820 NE 38th Street, Spectrum Heights.

Consider MOTION to approve the recommendations for Consent Agenda Item(s) #1 - #5.

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.

6. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Moeckly Family Farm, LLC from Medium Density Residential to Neighborhood Commercial land use classification

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

7. Slusky CRE, LLC request to rezone property from PUD, Planned Unit Development to PUD, Planned Unit Development

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

H. BUSINESS ITEMS:

I. OLD BUSINESS:

J. REPORTS:

1. July 15, 2024 City Council Report - Staff

2. Director's Report

Tentative agenda items for Tuesday, August 6, 2024

Public Hearing(s): Set Hearings for Tuesday, August 6, 2024 at 6:30 p.m.

- Request by DRA Properties LC to amend The Ankeny Plan 2040 Comprehensive Plan Future Land Use Map from:OBP to LDR (Area A), MDR to LDR (Area B) and LDR to MDR (Area C).
- Request by DRA Properties LC to rezone property from R-1 to PUD.

3. Commissioner's Reports

K. MISCELLANEOUS ITEMS:

August 5, 2024 - 5:30 p.m. City Council Representative: Staff

L. ADJOURNMENT:

Consider MOTION to adjourn the meeting.