

Meeting Minutes

Plan & Zoning Commission Meeting

Wednesday, July 6, 2022

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

CALL TO ORDER

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

ROLL CALL

Members present: Glenn Hunter, Trina Flack, Ted Rapp, Annette Renaud, Todd Ripper, and Randy Weisheit.

Absent: Lisa West. Staff present: E.Jensen, E.Carstens, D.Silverthorn, B.Morrissey, B.Fuglsang

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve the July 6, 2022 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 June 21, 2022 minutes of the Plan and Zoning Commission meeting.

Item #2. 709 SW 3rd Street - RE/MAX Precision Sales Office Site Plan

Motion to approve the site plan for 709 SW 3rd Street, RE/MAX Precision Sales Office.

Motion by T.Ripper to approve the recommendations for Consent Agenda Items #1 - #2. Second by T.Rapp. All voted aye. Motion carried 6 – 0.

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS

Item #3. Pheasant Trail Plat 1 Preliminary Plat

B.Morrissey reported that Pheasant Trail Plat 1 Preliminary Plat is a proposed 21.22-acre plat located in the NW quadrant of Ankeny, east of NW Irvinedale Drive and south of NW 54th Street. He said the area is a part of the Moeckly PUD that was rezoned earlier this year from R-1 to Planned Unit Development. He presented the conceptual plan, which was provided during the rezoning process. B.Morrissey stated that the preliminary plat includes 58 single-family lots, one outlot for stormwater detention, and the extension of multiple public streets. He noted that the preliminary plat shows one additional outlot, located near the NE corner that will not be developed at this time due to size constraints. He further said the preliminary plat generally aligns with the bulk regulations of the PUD and with what was shown on the Master Plan. B.Morrissey explained the details of the public street extensions and the creation of new streets along with the 8-foot and 5-foot sidewalks. He stated that access to the development will be from Brinmore Estates to the south; however, additional access from the north will come via NW State Street once its extended. He detailed information on how the area would be served by water, sanitary sewer along with stormwater. He noted that Outlot Z will be a wet-bottom detention pond and will discharge near the SE corner of the development. B.Morrissey said that there will be a landscape buffer installed in the rear of the lots that back up to the future NW State Street and parkland will be dedicated with a future phase of the development. Staff's recommendation is that the Plan and Zoning Commission recommend City Council approval of the Pheasant Trail Plat 1 Preliminary Plat. He asked if the Commission had any questions.

R.Weisheit inquired about the lot width for Lot 40, which was clarified by E.Jensen. There were no further questions from the Commission.

Bart Turk, Civil Engineering Consultants, 2400 86th Street, Des Moines representing Four Star Development stated that earlier this year the Moeckly Property rezoning was recommended to City Council, by the Commission, for approval. He said the Pheasant Trail Plat 1 Preliminary Plat consists of 21.22 acres and is the first phase of the development for the property. Bart Turk commented that they will be submitting construction plans and the final plat for review and approval; and anticipate construction to begin this fall. He said he would answer any questions the Commission may have.

T.Rapp confirmed that they have been working closely with City staff on this project since this will be the first geometrical alignment with the future NW State Street. Bart Turk responded yes.

There was no further questions or discussion from the Commission.

Motion by T.Rapp to recommend City Council approval of the Pheasant Trail Plat 1 Preliminary Plat. Second by R.Weisheit. All voted aye. Motion carried 6 – 0.

REPORTS

City Council Meeting

E.Jensen reported on his attendance at the July 5, 2022 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the July 19, 2022 Plan and Zoning Commission meeting and the June 2022 Building Permit Report.

Commissioner's Reports

A.Renaud shared that Summerfest 2022 begins Friday, July 8th.

MISCELLANEOUS ITEMS

July 18, 2022 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

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



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission