



Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, June 20, 2023

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

CALL TO ORDER

Chair Ted Rapp called the June 20, 2023 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: Trina Flack, Ted Rapp, Annette Renaud, Todd Ripper, Lisa West, and Randy Weisheit. Absent: Glenn Hunter. Staff present: E.Jensen, E.Carstens, J.Heil, B.Morrissey, 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, Albaugh Four Mile Industrial Park 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 June 6, 2023 minutes of the Plan and Zoning Commission meeting.

Item #2. 2201 W 1st Street – Sleister Properties LLC Building Addition Site Plan

Motion to approve the site plan for 2201 W 1st Street, Sleister Properties LLC Building Addition.

Item #4. Piper Properties Plat 4 Final Plat

Motion to recommend City Council approval of the Piper Properties Plat 4 Final Plat.

Motion by L.West to approve the recommendations for Consent Agenda Items #1, #2 and #4. Second by A.Renaud. All voted aye. Motion carried 6– 0.

REMOVED CONSENT AGENDA ITEMS

Item #3. Albaugh Four Mile Industrial Park Final Plat

Motion to recommend City Council approval of the Albaugh Four Mile Industrial Park Final Plat.

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

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS

Item #5. Hope Crest Preliminary Plat

B.Morrissey reported that Hope Crest is a 92-acre preliminary plat, generally located south of NW 54th Street and east of NW Irvinedale Drive. The preliminary plat includes a total of 291 residential lots, including a

mixture of both detached and attached single family, multiple outlots for stormwater detention, an outlot for parkland dedication, and the extension of multiple public streets. He stated the project area was rezoned in 2022 and is zoned R-2, One-Family & Two-Family Residence District along the south and west portions of the property, while the north and east areas are zoned PUD, Hope Crest Planned Unit Development. B.Morrissey said future NW State Street will divide the project into two phases and turn-lane improvements leading into the development will take place along NW 54th Street and future NW State Street, while landscape buffering will be provided along those streets as well. He noted that until future NW State Street is extended through the area, the proposed development will be accessed exclusively from either NW 54th Street or from the Brinmore Estates development to the south. He provided further information to the Commission on the water main, sanitary sewer, stormwater, and parkland dedication requirements.

T.Flack asked about a timeline for future NW State Street. E.Carstens said that it is in the CIP, currently a few years out, and will be a multi-year project. T.Rapp asked staff detailed questions on the grading of future NW State Street, the installation of the 12-inch water main, and the sanitary sewer. T.Ripper confirmed that the development to the north could take place before the future NW State Street is completed. E.Carstens responded yes.

Jared Murray, Civil Design Advantage, 4121 NW Urbandale Drive, Urbandale, on behalf of Hope K. Farms, LLC said he would answer any questions the Commission may have.

There were no further questions from the Commission.

Motion by T.Ripper to recommend City Council approval of the Hope Crest Preliminary Plat. Second by T.Flack. All voted aye. Motion carried 6 – 0.

REPORTS

City Council Meeting

E.Jensen reported on the June 19, 2023 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the July 5, 2023 Plan and Zoning Commission meeting.

Commissioner's Reports

R.Weisheit mentioned that he was very unhappy with the electric scooters while in Washington DC.

MISCELLANEOUS ITEMS

July 3, 2023 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, T.Rapp motioned to adjourn. Meeting adjourned at 6:46 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission