



Meeting Agenda

Plan and Zoning Commission

Tuesday, April 5, 2022

6:30 PM

Ankeny City Council Chambers

1250 SW District Drive, Second Floor, Ankeny, Iowa

Glenn Hunter, Chair

Ted Rapp, 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 April 5, 2022 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes

Consider MOTION to approve and accept the March 22, 2022 minutes of the Plan and Zoning Commission meeting.

2. 1200 NW 36th Street - Aspen Ridge Foot/Ankle Clinic Site Plan

Consider MOTION to approve the site plan for 1200 NW 36th Street, Aspen Ridge Foot/Ankle Clinic, subject to City Council approval of all necessary easements and public improvement documents.

3. 5001 NW 18th Street - Ankeny Elementary #12 Site Plan

Consider MOTION to approve the site plan for 5001 NW 18th Street, Ankeny Elementary #12, subject to City Council approval of the storm water management facility maintenance covenant and permanent easement agreement; City Council authorizing the Mayor to sign a development agreement for the installation of a potential future traffic signal at the intersection of NW 18th Street and NW Spruce Drive; and a cost participation request for the extension of eight-foot sidewalk along NW Abbie Drive, in an amount estimated to be \$8,675.62.

4. 6550 SE Four Mile Drive - Four Mile Distribution Center North Site Plan

Consider MOTION to approve the site plan for 6550 SE Four Mile Drive, Four Mile Distribution Center North, subject to staff approval of the associated public improvement plans and City Council approval of the associated contract, bonds, and easement documents.

5. 5825 SE Delaware Avenue - Peterbilt of Des Moines Modified Pylon Sign

Consider MOTION to approve the modified pylon sign for Peterbilt of Des Moines at 5825 SE Delaware Avenue, adjacent to the Interstate 35 right of way.

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 Hardship Land, LLC from Low Density Residential to Medium Density Residential use classification

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

7. Request to rezone property owned by Hardship Land, LLC from R-1 One Family Residential District to R-3 Multiple-Family Residence District

Consider MOTION to close the public hearing, and receive and file documents for Harmon Property Rezoning Area A.

Consider MOTION to close the public hearing, and receive and file documents for Harmon Property Rezoning Area B.

H. BUSINESS ITEMS:

I. OLD BUSINESS:

J. REPORTS:

1. April 4, 2022 City Council Report - Staff

2. Director's Report

Tentative agenda items for April 19, 2022

Public Hearing(s): Set Public Hearing for April 19, 2022 at 6:30 p.m.

- Voluntary Annexation of territory request by ATI Ankeny Industrial, LLC for land adjacent to the southeast quadrant of Ankeny.

3. Commissioner's Reports

K. MISCELLANEOUS ITEMS:

April 18, 2022 - 5:30 p.m. City Council Representative: Staff

L. ADJOURNMENT:

Consider MOTION to adjourn the meeting.