



Meeting Agenda

Plan and Zoning Commission

Tuesday, March 19, 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 March 19, 2024 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes

Consider MOTION to approve and accept the March 5, 2024 minutes of the Plan and Zoning Commission meeting.

2. Trestle Ridge Estates Plat 7 Final Plat

Consider MOTION to recommend City Council approval of Trestle Ridge Estates Plat 7 Final Plat; and recommend City Council authorization of 100% reimbursement in the amount of \$47,430 for 24-inch trunk sewer and City cost-participation in the amount of \$9,555 for 8' sidewalk along NW Reinhart Drive.

3. 1101 S Ankeny Boulevard - Hyper Energy Bar Site Plan

Consider MOTION to approve the site plan for 1101 S Ankeny Boulevard, Hyper Energy Bar Site Plan; subject to City Council approval of the stormwater management facility maintenance covenant and permanent easement agreement.

Consider MOTION to approve the recommendations for Consent Agenda Item(s) #1 - #3.

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.

4. Request to amend a portion of the I-80 Commerce Center PUD, Planned Unit Development, for property owned by Commerce Center, LLC

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

5. Berwick Holdings, LLC request to rezone property from R-1, One-Family Residence District to PUD, Planned Unit Development

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

H. BUSINESS ITEMS:

6. Vintage Business Park Neighborhood Plan 6th Amendment

Consider MOTION to recommend City Council approval of the 6th Amended Vintage Business Park at Prairie Trail Neighborhood Plan and rescind the previous plan approved March 7, 2022.

I. OLD BUSINESS:

J. REPORTS:

1. March 18, 2024 City Council Report - Staff

2. Director's Report

Tentative agenda items for Tuesday, April 2, 2024

3. Commissioner's Reports

K. MISCELLANEOUS ITEMS:

April 1, 2024 - 5:30 p.m. City Council Representative: Staff

L. ADJOURNMENT:

Consider MOTION to adjourn the meeting.