

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, February 22, 2022
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair G.Hunter called the February 22, 2022 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: Trina Flack, Glenn Hunter, Ted Rapp, Annette Renaud, Todd Ripper and Lisa West. Staff present: E.Jensen, E.Carstens, D.Silverthorn, R.Hulstrom, J.Heil, B.Morrissey, L.Hutzell, B.Fuglsang

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve the February 22, 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 citizen requests.

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the February 8, 2022 minutes of the Plan and Zoning Commission meeting.

Item #2. Brakes Plus Plat 1 Final Plat

Motion to recommend City Council approval of the Brakes Plus Plat 1 Final Plat.

Item #3. Georgetown Plat 11 Final Plat

Motion to recommend City Council approval of the Georgetown Plat 11 Final Plat.

Item #4. 350 NW 18th Street - Ankeny Orthodontics Site Plan

Motion to approve the site plan for 350 NW 18th Street, Ankeny Orthodontics, subject to City Council approval of Georgetown Plat 11 final plat.

Item #5. 3742 SE Convenience Boulevard - Ankeny Airport Hangar Development ACME Aviation Site Plan

Motion to approve the site plan for 3742 SE Convenience Boulevard, Ankeny Airport Hangar Development ACME Aviation.

Item #6. Forest Ridge Estates Plat 2 Final Plat (County)

Motion to recommend City Council approval of the Forest Ridge Estates Plat 2 Final Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

Motion by T.Rapp to approve the recommendations for Consent Agenda Item(s) #1 - #6. Second by T.Flack. All voted aye. Motion carried 6 – 0.

PUBLIC HEARINGS

Item #7. Hope Kimberley, LLC request for voluntary annexation of territory into the City of Ankeny

J.Heil reported there are owners of 17 parcels that have requested voluntary annexation to the City of Ankeny. The land area currently petitioned for annexation is 492.75 acres. There are 11 parcels of land within the proposed annexation area that have not petitioned at this time. He said the overall proposed annexation area, including non-petitioned parcels contain 584.16 acres. J.Heil stated that if petitions are not received for these parcels, the Code of Iowa allows cities to annex up to 20% of the total land area to be annexed from non-consenting owners in order to avoid the creation of islands or to create more uniform boundaries. The proposed annexation area is contiguous with the corporate boundary of Ankeny and includes any and all Polk County road right-of-way to the centerline of the adjacent road. He said the proposed annexation area is also within two miles of the cities of Alleman and Elkhart. J.Heil presented the Ankeny Comprehensive Plan Future Land Use Map noting the identified land uses for this territory. He further noted the locations of public water and sanitary sewer mains that would be extended into the annexation area to serve future development. He asked if the Commission had any questions.

T.Flack asked for clarification on whether the 11 non-consenting owners would have to be annexed to the City of Ankeny. E.Jensen said that staff will explain a voluntary 80/20 annexation in their staff report at the next meeting. He further said the City Council adopted a policy on annexations, which is consistent with state law that does not encourage irregular boundaries, it encourages uniform boundaries. The State allows up to 20% of territory to be non-consenting to be included in an annexation so nonuniform boundaries are not created. E.Carstens referenced the map showing the consenting and nonconsenting property to help clarify the 80/20 annexation.

Erin Ollendike, Civil Design Advantage, 4121 NW Urbandale Drive, Urbandale representing Hope Kimberley, LLC and Hope K. Farms stated that their ownership is approximately 66% of the annexation area. She is at the meeting to offer their support for the annexation. She asked if the Commission had any questions.

Jim Thornton, 412 NE Georgetown Boulevard, Ankeny representing the City of Alleman. He said most of the non-consenting landowners are in attendance and have signed for voluntary annexation to the City of Alleman. He said there are some portions of this proposed annexation that are in conflict with the wishes of the ownership.

Chris Seuntjens, 2075 NE 126th Avenue, Alleman said he does not understand why it is so important to have straight boundaries. He said there are a lot of other cities that have boundaries that are not straight. He shared that there has to be another reason why there is a need for a straight boundary and would like to know what that is.

G.Hunter responded that staff will address his question in their staff report at the next meeting.

Jason Wattonville, 12702 NE 22nd Street, Alleman said he farms 20 acres and asked whether the City of Ankeny, as they go through land annexation, has thought about agrihoods and agriculture. How it can be kept in the mix as they keep taking productive farm ground out of use and converting it to other uses other than growing food. He has researched other cities where they are folding in agrihoods trying to really endorse and utilize regional food and local food supplies. He noted that the pandemic helped catapult local food. He asked if the City has had discussions or have thought about how they can create agriculture into their plans as the City moves forward.

Kevin Huss, 1957 NE 126th Avenue, Alleman said he signed for voluntary annexation into Alleman. Alleman is where his children go to school, and that is where he would like his tax dollars to go. He said their family has no connection to Ankeny.

Brian Linnemeyer,(BK Linnemeyer Trust), 14205 G36 Hwy, Indianola said he owns an adjacent farm along NE Delaware and a nearby farm along Hwy 69. He also owns farmland in more rural areas of the State. In his opinion, the farms that are in more rural areas should stay agriculture. He noted that the proposed annexation area is located near an I-35 interchange and it appears that there are plans to widen the interstate to six lanes. He feels this area is suitable for the growth of Ankeny and is in favor of the proposed annexation plan of the City of Ankeny.

Motion by T.Flack to close the public hearing, and receive and file documents. Second by L.West. All voted aye. Motion carried 6 – 0.

G.Hunter stated that the Commission will act on this item at the March 8, 2022 Plan and Zoning Commission meeting after receiving a report from City Staff.

T.Flack asked staff to provide information at the next meeting on how property addressing would be handled between the cities with this proposed annexation.

BUSINESS ITEMS

Item #8. 1102 NW Weigel Drive - St. Luke's Mobile Classrooms Site Plan Renewal

D.Silverthorn reported the St. Luke's Mobile Classrooms site plan was originally approved in 2017. The mobile classrooms are located at the southwest corner of the building and are approximately 1,760 square-feet each. He presented current photos of the classrooms to the Commission. D.Silverthorn stated that the original site plan was approved with an expiration of five years from the approved date of August 22, 2017. He said the five-year anniversary date is approaching and St. Luke's Church is asking for an extension of five years as the church continues to grow. He stated that they are willing to make improvements, such as painting, upkeep, landscaping to keep in good standing with the City. Staff's recommendation is that the Plan and Zoning Commission approve the site plan renewal for 1102 NW Weigel Drive, St. Luke's Mobile Classrooms, with the condition that the renewed site plan expire 5 years from August 22, 2022.

Paul Moritz, member of the pastoral counsel, representing St. Luke's Church, introduced Fr. Ken Halbur, the Pastor of the church. He shared that the classrooms were maintained as best as they could over the 5 years. He said, pending Commission approval, their plan is to significantly invest more money into them again. He said the Parish is growing very quickly and is a very young, dynamic Parish. He stated with the current number of students, they have exceeded what they anticipated with their second phase of growth and they still need the classrooms for ancillary activities at the school. He said that Fr. Ken Halbur is available to answer any specific questions the Commission may have.

Father Ken Halbur, Pastor, St. Luke's the Evangelist Parish and School, Ankeny said the Parish started in 2010. They went from 200 families to just shy of 800 families. He said 42% of their parish population is under the age of 18 and they are just under 1,100 people. He explained that the school started with 53 children six years ago to 275 this year, with an expectation of 300 next year. He further said the second phase included six additional classrooms and a tornado shelter. The enrollment doubled in size after the second phase plans were already started and they did not anticipate two sections of middle school. Father Ken Halbur stated that they plan to start more fundraising over the next five years. L.West commented that growth is a good problem to have.

G.Hunter asked if they are looking at their numbers for the next expansion. Fr. Ken Halbur said, yes. Their plan is to stop at two sections of 8th grade and noted that adding another six classrooms would provide them the ability to remove the portable classrooms.

T.Ripper asked if there is a plan for high school. Fr. Ken Halbur said the high schools are diocese based, they would be the one to build it. T.Ripper asked about the inside condition of the portable classrooms. Fr. Ken Halbur said they are in pretty good condition. He said, if approved, they plan to put new heating and cooling in them. T.Ripper further asked if the diocese provides funding to help the parish with building additions. Fr. Ken Halbur said the diocese normally does not fund parishes.

T.Flack said St. Luke's is her neighbor. A great neighbor and a great member of the community. Her concern today is the same as it was in 2017, that they are temporary classrooms. She explained that if this came before the Commission now as a 10-year structure, would the Commission approve it? Is this building or structure something the Commission would say "yes" to today? Are the building materials approved materials? She does not feel that the Commission would be approving a temporary structure, since they will be in place 10 years. She said they are not at the same caliber that the building is. She absolutely understands the need and the problem that exists, but it is a 10-year structure, not a temporary building.

T.Ripper said he does not want to be responsible for larger class sizes because they are not able to raise money as fast as the Commission would like them to.

A.Renaud asked if there is way for the Commission to set a limit, as T.Flack said it will now be a 10-year situation. E.Jensen said the Commission's approval is the last extension. They will always have the right to come back to the Commission and ask for an extension. From Staff's perspective, and the reason we recommended approval is that it is such a big property, the classrooms are approximately located 300-feet from the property boundary.

L.West said that she would be more comfortable if it were two or three years as another five years sounds like a bit much. Fr. Ken Halbur responded saying that he does not think they can raise the money and have their plans built in three years.

A.Renaud does not have any issue with the five years extension, she just would not want this to be ongoing as this structure was intended to be temporary.

T.Flack asked whether these buildings would be approved on their own with the existing building materials. E.Jensen responded, no.

Paul Moritz asked if it would be acceptable to have the Commission grant a 5-year extension, with a clause that in 3 years, the church would come back to the Commission with a definite site plan showing where they are at and how they are going to get there in two years.

Motion by A.Renaud to approve the site plan renewal for 1102 NW Weigel Drive, St. Luke's Mobile Classrooms, granting a 5-year extension from August 22, 2022, with the expectation that the applicant, St. Luke's the Evangelist Parish and School, will come before the Commission in three years with a plan that details the site expansion and

the removal of the temporary buildings by August 22, 2027. Second by T.Rapp. Motion carried 4 – 2 (Nay: T.Flack and G.Hunter).

Item #9. The Reserve at the Grove Preliminary Plat

J.Heil reported that The Reserve at the Grove Preliminary Plat is a proposed 26.42-acre preliminary plat located directly in the southwest corner of the NW 18th Street and NW Weigel Drive intersection. He said that it is a part of the Grove Landing PUD, an area of approximately 123 acres. J.Heil stated the preliminary plat includes 54 single-family residential lots, 72 townhome lots, two outlots for stormwater, and associated utility and site infrastructure. He noted that the newly proposed public street with the subject plat is NW Savannah Drive and a newly proposed private street NW Olivia Lane. NW Savannah Drive will be the main access onto NW 18th Avenue and NW Weigel Drive. J.Heil provided information regarding the water main, sanitary sewer, storm water detention and parkland for this preliminary plat. Staff recommends that the Plan and Zoning Commission recommend City Council approval of The Reserve at the Grove Preliminary Plat, and acceptance of the public street name NW Savannah Drive and the private street name NW Olivia Lane.

T.Flack asked if any other streets besides NW 13th Street and NW Savannah Drive will come out onto NW Weigel Drive. J.Heil responded, no.

T.Rapp asked about a traffic study. J.Heil responded that it was completed as part of the PUD. There will be a development agreement executed with the final plat.

Zach Arneson, Snyder & Associates, Inc., 2727 SW Snyder Boulevard, on behalf of Greenland Homes said he would answer any questions the Commission may have.

The Commission has no comments or questions.

Motion by T.Ripper to recommend City Council approval of The Reserve at the Grove Preliminary Plat, and acceptance of the public street name NW Savannah Drive and the private street name NW Olivia Lane. Second by A.Renaud. All voted aye. Motion carried 6 – 0.

Item #10. Canyon Landing Preliminary Plat Amendment

J.Heil reported the Canyon Landing PUD is an area of approximately 158 acres, generally located in the southwest corner of the NE 18th Street and NE 38th Street intersection. He shared that an amendment to the PUD was approved on February 7, 2022 and stated the amendments included adding a new twinhome land use designation directly south of Canyon Landing Plat 1, and adding additional single-family residential along NE Deerfield Drive. J.Heil said the preliminary plat amendment brings in the changes that were made with the PUD Amendment. The preliminary plat includes 476 single-family residential lots, 98 twinhome lots, and eight outlots. Outlot W has been designated for townhomes, and will still need to go through the preliminary plat, final plat and site plan processes. Outlots S, T, U, V, X and Z will be used for storm water management and Outlot Y will be deeded to the City for parkland. J.Heil explained that the proposed development will be accessed to the north via NE Deerfield Drive, which will also serve as the sole southern access as well. There are two new accesses proposed, access from NE 38th Street, including NE 16th Street and NE 12th Street. NE 12th Street will also serve as the sole west access for the proposed development. J.Heil stated a traffic study was approved on February 16, 2022, which includes turn lanes at each street connection to NE 18th Street and NE 38th Street. He said right turn lanes or signalization is not warranted at any location as of yet. An updated traffic count will be needed once the final plat phase has been completed. J.Heil further provided information regarding the water main and sanitary sewer for this preliminary plat. He also noted that they have provided an overall encompassing drainage plan that will be updated as each plat is approved to make sure the detention ponds are handling the storm water. Staff recommends that the Plan and Zoning Commission recommend City Council approval of the Canyon Landing Preliminary Plat amendment.

T.Rapp asked if the turn lane warrants area based on rural cross sections or ultimate urban cross sections of the road. J.Heil was unsure.

There were no applicant comments.

The Commission has no further comments or questions.

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

REPORTS

City Council Meeting

E.Jensen reported on his attendance at the February 21, 2022 City Council meeting. He shared with the Commission that a new Commissioner has been selected, Randall Weisheit, and that he will be at the next meeting.

Director's Report

E.Jensen presented the tentative agenda items for the March 8, 2022 Plan and Zoning Commission meeting and stated at the March 8, 2022 Plan and Zoning Commission there will be two public hearings on rezoning requests and the action item on the annexation request.

Commissioner's Reports

There were no reports.

MISCELLANEOUS ITEMS

March 7, 2022 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, motion by T.Rapp to adjourn the meeting. Second by T.Flack. Meeting adjourned at 7:19 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission