Meeting Minutes

Plan & Zoning Commission Meeting

Wednesday, January 19, 2022
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER
Chair T.Flack called the January 19, 2022 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL
Members present: Trina Flack, Glenn Hunter, Annette Renaud and Todd Ripper. Absent: Ted Rapp and Lisa West. Staff present: E.Jensen, E.Carstens, D.Gervais, L.Hutzell, B.Fuglsang

AMENDMENTS TO THE AGENDA
Motion by T.Ripper to approve the January 19, 2022 agenda without amendments. Second by G.Hunter. All voted aye. Motion carried 4 – 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 January 4, 2022 minutes of the Plan and Zoning Commission meeting.
Item #2. Bauer Heights Plat 4 Preliminary Plat (County)
Motion to recommend City Council approval of the Bauer Heights Plat 4 Preliminary Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

Motion by A.Renaud to approve the recommendations for Consent Agenda Item(s) #1 - #2. Second by T.Ripper. All voted aye. Motion carried 4 – 0.

PUBLIC HEARINGS
There were no public hearings.

BUSINESS ITEMS
Item #3. Vintage Business Park Neighborhood Plan 5th Amendment
D.Gervais reported the Vintage Business Park at Prairie Trail consists of 95.3 acres originally owned and developed by DRA Properties. She said the site is generally located north of Vintage Parkway and south of John Deere. It is zoned Prairie Trail PUD in the Business Park Precinct. She noted that this neighborhood is the transitional area between John Deere and the residential to the south. This is the 5th amendment to the original Neighborhood Plan. D.Gervais said the proposed changes are for the area around Lots 7 and 8. She explained that originally Lot 7 showed three office buildings and now the proposed amendment is to have six single-story office buildings and a shared parking lot with access onto SW Magazine Road. Lot 8 shows changes to the allowed street access, which is dependent upon completion of a traffic study. Staff recommends approval of the Vintage Business Park Neighborhood Plan 5th Amendment and rescinding the previous approved plan.

Adam Schoeppner, Nilles Associates, 1250 SW State Street, Suite A, Ankeny on behalf of the applicant. He said the applicant is looking to create more of a business park atmosphere with this lot and the amendment would provide them more flexibility to make that happen. He asked the Commission if they had any questions.

There were no questions from the Commission.

Motion by G.Hunter to recommend City Council approval of the 5th Amended Vintage Business Park at Prairie Trail Neighborhood Plan and rescind the previous plan approved September 20, 2021. Second by T.Ripper. All voted aye. Motion carried 4 – 0.

Item #4. Request to vacate a portion of public land, Lot 2, The District at Prairie Trail Plat 8
D.Gervais reported that the City received a request to vacate a portion of Lot 2, The District at Prairie Trail Plat 8, located west of the intersection of SW Merchant Street and SW Park Square Drive. The area to be vacated is not part of the paved public parking area and is currently being used for sidewalks, greenspace, and a trash enclosure for event uses as part of District Building 6. She stated the purpose of the proposed public land vacation is to allow a trash enclosure to remain, as was constructed, as part of the District Building 6 at 1345 SW Park Square Drive. Staff's recommendation is that the Plan & Zoning Commission recommend City Council approval of the request to vacate a portion of Lot 2, The District at Prairie Trail Plat 8, located west of the intersection of SW Merchant Street and SW Park Square Drive.

T.Ripper asked if the trash enclosure is currently located on this property. Staff responded yes.

There were no comments from the applicant.

Motion by T.Ripper to recommend City Council approval of the request to vacate a portion of public land, Lot 2, The District at Prairie Trail Plat 8, located west of the intersection of SW Park Square Drive and SW Merchant Street. Second by G.Hunter. All voted aye. Motion carried 4 – 0.

REPORTS
City Council Meeting
E.Jensen reported on his attendance at the January 18, 2022 City Council meeting. Commissioners Trina Flack, Glenn Hunter and Todd Ripper were re-appointed for another 4-year term on the Plan and Zoning Commission.

Director's Report
E.Jensen presented the tentative agenda items for the February 8, 2022 Plan and Zoning Commission meeting and the Plan and Zoning Commission 2021 Annual Report was provided to the Commission.

Commissioner's Reports
There were no reports.

MISCELLANEOUS ITEMS
February 7, 2022 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT
There being no further business, motion by T.Flack to adjourn the meeting. Second by T.Ripper. Meeting adjourned at 6:45 p.m.

Brenda Fuglsang

Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission