

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, August 16, 2016
Ankeny City Hall – City Council Chambers
410 W. First Street, Ankeny, Iowa

CALL TO ORDER

The August 16, 2016 meeting of the Plan & Zoning Commission was called to order at 6:30 pm by Chair T.Flack.

ROLL CALL

Members present: L.Anderson, T.Flack, G.Hunter, S.Odson, T.Ripper, L.West. Absent: K.Whiting, P.Mollenhauer Staff present: E.Jensen, E.Carstens, E.Bodeker, D.Gervais, D.Silverthorn, B.Fuglsang.

AMENDMENTS TO THE AGENDA

Motion by L. West to accept the agenda as submitted. Second by T. Ripper. 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 August 2, 2016, minutes of the Plan & Zoning Commission meeting.

Item #2. Village at Rock Creek Plat 1 Final Plat

Motion to recommend City Council approval of Village at Rock Creek Plat 1 Final Plat and recommend City Council authorization of cost participation in an amount not to exceed \$10,137.50 for water main upsizing and upsizing to an eight foot trail along NW Irvinedale Drive.

Motion by L.West to approve recommendations for Consent Agenda Items #1 - #2. Second by L.Anderson. All voted aye. Motion carried 6 – 0.

PUBLIC HEARINGS

Item #3. Request to rezone property owned by Jerry's Homes Inc. from R-1, One-Family Residence District, to R-3, Multiple-Family Residence District restricted to single family.

Chair T.Flack opened the public hearing.

Staff Report: E.Bodeker reported that the request is to rezone property from R-1, One-Family Residence District, to R-3, Multiple-Family Residence District restricted to single family. The request is for approximately 56 acres. The subject property is located in the northwest quadrant of Ankeny, generally north of NW 18th Street and the High Trestle Trail and east of NW Irvinedale Drive. The Comprehensive Plan shows the subject area as Low Density Residential and Bluebelt/Greenway. The proposed rezoning is consistent with the Land Use Plan. The property to the west and north of the subject property is currently zoned R-1, One-Family Residence District, the property to the east is zoned R-2, One-Family and Two-Family Residence District and the property to the south is zoned R-3, Multiple-

Family Residential District with restrictions. Those restrictions include the eastern portion of that property to bi-attached or single family residential and the remaining portion of that property being restricted to single family residence. The developer has submitted the required rezoning petitions and staff will present a complete staff report at the next Planning and Zoning Commission meeting on September 6th, 2016.

L.West asked how does an R-2 and R-3 compare related to the lot and setback. T.Flack reaffirmed the question as to what is the difference between an R-2 and R-3. E.Carstens stated R-3 is a minimum 65 foot wide lot, R-2 is a minimum 70 foot wide lot so there is not much difference. The setbacks are just a foot or two as well. E.Carstens also stated that the map presented does not show that the SW corner is also in the process of being rezoned R-3, Restricted to Single Family.

Erin Ollendike, Civil Design Advantage, 3405 SE Crossroads Drive, Suite G, Grimes, stated that she had nothing to add, but was available to respond to any questions.

Motion by L.Anderson to close the public hearing and receive and file documents. Second by G.Hunter. All voted aye. Motion carried 6 – 0.

REPORTS

City Council Meeting

E.Jensen reported on his attendance at the August 15, 2016, City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the September 6, 2016 meeting and the July Building Permits Report. He announced that Brenda Fuglsang has taken over the position of Secretary for the Commission due to Trish Kuhn leaving and Derek Silverthorn joined the department as Planner I, due to Emily Bodeker moving into the Associate Planner position that was previously held by Julie Gould.

Commissioner's Reports

There were no reports.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:40 pm.

Submitted by Brenda Fuglsang, Secretary



Plan & Zoning Commission