

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, October 4, 2016
Ankeny City Hall – City Council Chambers
410 W. First Street, Ankeny, Iowa

CALL TO ORDER

The October 4, 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, P.Mollenhauer, S.Odson, T.Ripper, and L.West. Absent: G.Hunter, K.Whiting. Staff present: E.Carstens, E.Bodeker, D.Gervais, D.Silverthorn, B.Fuglsang.

AMENDMENTS TO THE AGENDA

Motion by L.Anderson to accept the agenda as submitted. Second by P.Mollenhauer. 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 September 20, 2016 minutes of the Plan & Zoning Commission meeting.

Item #2. 740 SE Dalbey Drive-Mrs. Clark's Site Plan Extension

Motion to approve a two-year extension to the site plan approval for Mrs. Clark's Foods located at 740 SE Dalbey Drive as administratively approved on April 4, 2016.

Item #3. Deer Creek South Plat 1

Motion to recommend City Council approval of the Deer Creek South Plat 1 final plat and recommend City Council authorization of cost participation in an amount not to exceed \$69,773.25 for 16-inch water main along East First Street, 12-inch water main along NE Four Mile Drive and 8-foot trail along NE Four Mile Drive.

Item #4. Northgate East Final Plat and PUD Site Plan

Motion to recommend City Council approval of the Northgate East Final Plat and recommend City Council authorization of cost participation in an amount not to exceed \$22,117.00 for 12-inch water main and 8-foot trail.

Motion to recommend City Council approval of the Northgate East Final PUD Site Plan and approve the private street names NE Casady Lane, NE Lowell Lane, NE Gerald Lane, NE Dawson Lane and NE Creek Ridge Drive.

Item #5. 240 & 260 Northwest 36th Street - Autumn Crest Retail Plaza Site Plan

Motion to approve the site plan for 240 & 260 Northwest 36th Street, Autumn Crest Retail Plaza.

Referencing Item #4, L.West asked what does the Comprehensive Plan show for that area. E.Bodeker stated it is Mixed Use 1, Medium Density, and Bluebelts/Greenways. L.West asked if all four corners of the intersection were set up that way. E.Bodeker stated that it zoned PUD and the PUD was previously approved. L.West stated she was surprised not to see any commercial in the plat. S.Odson stated you

may see commercial in the next mile north unless the bypass ever comes back into being. That would be the place to have the commercial.

Referencing Item #2, P.Mollenhauer asked what the existing wastewater treatment facility building on the site plan is used for. E.Bodeker stated she could obtain clarification while they are administratively reviewing the site plan for paving that Mrs. Clark's will be doing before the rest of the improvements. P.Mollenhauer recommended that the use of the building be followed up on by staff. L.Anderson asked by paving you mean where there is existing gravel. E.Bodeker stated yes. They will be paving the existing dock area and drive on the east side of the building. It will be reviewed administratively.

Referencing Item #5, T.Ripper asked if there is more parking on the site plan then what is required. E.Carstens stated no. The amount of spaces are within the requirement.

Motion by L.West to approve recommendations for Consent Agenda Items #1 - #5. Second by P.Mollenhauer. All voted aye. Motion carried 6 – 0.

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS

There were no business items.

REPORTS

City Council Meeting

There were no reports.

Director's Report

E.Carstens presented the tentative agenda items for the October 18, 2016 meeting.

T.Ripper asked if staff would inquire about traffic studies that may have been done around the entrance of Mill Pond on SE Delaware Avenue. He stated that since there has been more development with independent living he would like to know how close they are to a threshold for adding a stoplight, and if it is still a consideration or not.

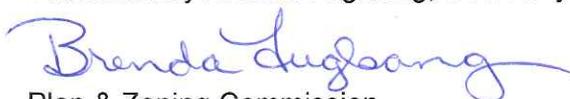
Commissioner's Reports

There were no reports.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:45 pm.

Submitted by Brenda Fuglsang, Secretary



Plan & Zoning Commission