

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, November 22, 2016
Ankeny City Hall – City Council Chambers
410 W. First Street, Ankeny, Iowa

CALL TO ORDER

The November 22, 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, C.Ender, S.Houlihan, G.Hunter, T.Flack, T.Ripper, L.West, S.Odson, and K.Whiting. Staff present: E.Carstens, D.Silverthorn, B.Fuglsang.

AMENDMENTS TO THE AGENDA

C.Ender requested Item #3 Clover Ridge East Plat 2 Final Plat be removed from the Consent Agenda. Motion by C.Ender to accept the agenda with the removal of Item #3 from the Consent Agenda. Second by K.Whiting. All voted aye. Motion carried 9 - 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 October 18, 2016 minutes of the Plan & Zoning Commission meeting.

Item #2. 2505 SE Delaware Avenue – Menards Site Plan Amendment

Motion to approve the site plan amendment for Menards at 2505 SE Delaware Avenue.

Item #4. 2220 Northwest State Street – Centennial High School Athletic Improvements 2016

Motion to approve the site plan for 2220 Northwest State Street, Centennial High School Athletic Improvements 2016.

Motion by C.Ender to approve recommendations for Consent Agenda Items #1, #2, and #4. Second by L.West. All voted aye. Motion carried 9 – 0.

REMOVED CONSENT AGENDA ITEM

Item #3. Clover Ridge East Plat 2 Final Plat

C.Ender stated he has a concern about Outlot Y being park site dedication since it is currently encumbered by a gas main easement by Northern Natural Gas Company. He states the easement reads that no structures are allowed in the easement and has a concern about fully being able to utilize the park site. E.Carstens stated the only intent of the park site would be a trail connection to the trail that is around the pond and park ground to the west. He further stated the Developer asked the City to accept this as park site dedication and the Parks Department agreed.

C.Ender asked about the addressing in the cul-de-sac that goes up to another one hundred block within the cul-de-sac. E.Carstens stated the addresses are based on an address grid that is predetermined for the entire community. The planners use the address grid laid out in our GIS.

C.Ender further stated that he is not favorable to the knuckle cul-de-sac on SE Justice to SE 18th Street and would like them to be avoided in the future, if possible. He commented that these cul-de-sacs make it more difficult for Public Works to maintain especially in the winter. T.Flack stated that there has been previous discussions on the knuckle cul-de-sacs. E.Carstens stated that the Public Works Department would agree with his concern. E.Carstens continued to state that the subdivision ordinance does not prohibit them. E.Carstens stated that on the tail end of the Comprehensive Plan update there may be a zoning and subdivision ordinance update which may possibly include some stronger language relating to knuckle cul-de-sacs. C.Ender recommends stronger language be considered regarding cul-de-sacs.

S.Odson asked why the current trail system does not extend straight across SE Clover Ridge Drive. E.Carstens stated there was no initial plan to extend the trail any farther from where it is today. S.Odson asked why they would not have planned the 8' trail to go all the way to Berwick Drive. E.Carstens stated as part of the park site dedication the developer is installing 8' trail in between Lots 14 and 15, obtaining a trail easement and installing 8' trail on Lot 3, Hillside Estates Plat 2 and upsizing the trail and installing two ramps to the existing trail connection to the west. E.Carstens also stated it is based on the cost of the trail and our Parks Department agreed with the current plan. C.Ender asked if there is a plan to extend the trail east of Berwick in the future or will it end at Berwick. E.Carstens stated there is no current plan as of today. L.West asked if the Parks Department would have to maintain the park site. E.Carstens stated yes.

L.West asked where the storm water will go related to this plat. E.Ollendike, Civil Design Advantage, LLC referred to the plat and reviewed with the Commission where the storm water basins are located. S.Odson asked who will be maintaining the detention basins. E.Ollendike stated they are setting up a homeowners association and the homeowner will probably be responsible for the backyard basins. E.Ollendike also stated the backyard basins are within a public easement. C.Ender asked if the public easement documents would be drafted with this process. E.Ollendike stated yes. S.Odson asked if staff would provide a copy of the Storm Water Maintenance Covenant and Easement Agreement to the Commission. E.Carstens stated yes.

Motion by L.West to approve and recommend City Council approval of Clover Ridge East Plat 2 Final Plat and recommend City Council authorization of cost participation in an amount not to exceed \$5,700 for 15-inch sanitary sewer along SE 20th Street. Second by G.Hunter All voted aye. Motion carried 9 – 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

There was no report.

Commissioner's Reports

C.Ender and S.Houlihan formally introduced themselves to the Commission.

S.Odson asked T.Flack and G.Hunter to review with the Commission the progress of the Comprehensive Plan.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:00 pm.

Submitted by Brenda Fuglsang, Secretary


Plan & Zoning Commission