

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, December 6, 2016
Ankeny City Hall – City Council Chambers
410 W. First Street, Ankeny, Iowa

CALL TO ORDER

The December 6, 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, E.Bodeker, D.Silverthorn, B.Fuglsang.

AMENDMENTS TO THE AGENDA

S.Odson requested Item #3 810 East First Street – Lake Shore Center Site Plan be removed from the Consent Agenda.

Motion by S.Odson to accept the agenda with the removal of Item #3 from the Consent Agenda. Second by G.Hunter. 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 November 22, 2016 minutes of the Plan & Zoning Commission meeting.

Item #2. Camden West Plat 7 Final Plat

Motion to recommend City Council approval of Camden West Plat 7 Final Plat.

Motion by G.Hunter to approve recommendations for Consent Agenda Items #1 and #2. Second by T.Ripper. All voted aye. Motion carried 9 – 0.

REMOVED CONSENT AGENDA ITEM

Item #3. 810 East First Street – Lake Shore Center Site Plan

Motion to approve the Lake Shore Center site plan at 810 East First Street.

S.Odson asked specifically where the shared parking is located as part of the lease agreement that the applicant has with DART. E.Bodeker referenced the aerial map indicating the shared parking area. She stated the property owner has a lease with DART and with the terms of the lease, the park and ride spaces only need to be available between 5 a.m.-7 p.m. Monday-Friday. Staff felt that the peak times of the restaurant would be during off hours of the park and ride, and therefore were okay with the parking agreement.

S.Odson asked staff for additional information on the left hand turn only from the drive thru lane, specifically relating to traffic flow. E.Bodeker continued to share that after working with the Public Works Director and the Assistant City Manager the applicant agreed to show the drive thru as a left turn only to alleviate as much traffic conflict as possible with the drive thru, the private frontage road, the private drive heading north and the Quik Trip site.

S.Odson asked whether there were other areas along this corridor that had parking that backed into the frontage road. E.Bodeker referenced an area map which showed similar situations within that area. The site plan shows 12 parking spaces that are adjacent to the frontage road and 2 of which are handicapped stalls. She also stated that due to the layout of the site most of those 12 parking spaces would be used by the coffee shop patrons.

C.Ender mentioned that the site plan shows an access ramp on the south side of the building to the frontage road and questioned why there was not an opposing ramp to the sidewalk on the north side of First Street. C.Ender commented it would make a better connection to the site for pedestrians and bicyclists. E.Carstens stated that the intent is to have a pedestrian connection on First Street to the site. The applicant will add the ramp to the site plan.

S.Odson commented that he feels the shared parking lot is an excellent idea and believes we should be doing more of them. He did ask how the patrons would know where they can park for this business.

Chuck Bishop, Bishop Engineering, 3501 104th Street, Des Moines representing Wanda Manor Cooperative stated that the colors of the stripes are different from the Mercy Clinic parking spaces. More than likely the restaurant would have their employees' park in these spaces. Mr. Bishop also suggested that they could look at signage, if needed.

C.Ender asked Mr. Bishop how the storm water will be managed on the site. Mr. Bishop stated the storm water goes back to the main pond north of the apartments.

Motion by S.Odson to approve the Lake Shore Center Site Plan at 810 East First Street. Second by C.Ender. 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

T.Ripper reported on the December 5, 2016 Council Meeting.

Director's Report

E.Carstens presented the tentative agenda items for the December 20, 2016 meeting and the November Building Permits Report. He advised the Commission that two public hearings have been set for December 20th, 2016 at 6:30 p.m. to consider a request by DRA Properties to amend the Prairie Trail PUD for 16.40 acres located at the northeast corner of SW Irvinedale and SW Oralabor Road from Business Park to

Residential Mixed Use Neighborhood and Neighborhood Commercial; and 2.36 acres located in the southeast quadrant of SW State Street and SW 11th Street from Residential Mixed Use to Business Park.

S.Odson asked whether the City was still considering entrance signs to Ankeny. E.Carstens stated yes. It is still under discussion.

Commissioner's Reports

C.Ender stated he attended the Iowa Storm Water Summit and they provided a lot of good information on green infrastructure especially as it relates to public road projects. He would like further discussion in the future as the City goes through the Comprehensive Plan process.

K.Whiting commented that the bridge on 36th Street is very nice.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:58 p.m.

Submitted by Brenda Fuglsang, Secretary


Plan & Zoning Commission