

## URBANDALE PLANNING AND ZONING COMMISSION MINUTES

**January 23, 2006**

The Urbandale Planning and Zoning Commission met in regular session on Monday, January 23, 2006, at the Urbandale Administrative Offices Building, 3600 86<sup>th</sup> Street. Chairperson Dennis Connolly called the meeting to order at 6:00 p.m.

Commissioners present were Bill Kusy, Jeff Hatfield, Jeff Payne, Liz Hodgson, Wayne Van Heuvelen, Dennis Connolly, and Judy Ralston-Hansen. Staff members present were Steve Franklin, Community Development Manager/Chief Planner, and Cheryl Vander Linden, Department Secretary.

The first item on the agenda was approval of the minutes from January 9, 2006. Mr. Hatfield moved, and it was seconded by Van Heuvelen, to approve the minutes from the January 9, 2006, meeting. On roll call; Ayes: Hatfield, Van Heuvelen, Payne, Kusy, Hodgson, Connolly. Nays: none. Pass: Ralston-Hansen. Motion carried.

The next item on the agenda was the “Calvert Meadows Townhomes” Preliminary Plat and Site Plan No. 012-2006-01.00. Mr. Connolly said the appellant has requested a deferral on this item until the next regular Planning & Zoning Commission meeting.

Ms. Ralston-Hansen moved, and it was seconded by Kusy, to defer action on the “Calvert Meadows Townhomes” Preliminary Plat and Site Plan, until the February 6, 2006 meeting. On roll call; Ayes: Ralston-Hansen, Kusy, Hatfield, Payne, Hodgson, Van Heuvelen, Connolly; Nays: none. Passes: none. Motion carried.

Regarding Staff reports, Mr. Franklin said at the next meeting we will have two items, one of which is the item that was just deferred. The other item to be heard next time will be the Walnut Grove Townhomes preliminary plat and site plan, which is the next development in the Walnut Crest P.U.D., just south of where Triton Homes is currently building the townhouses, between 152<sup>nd</sup> and 156<sup>th</sup> Streets.

Mr. Hatfield stated that Enterprise Rent-A-Car is building a space in the old gas station at 100<sup>th</sup> Street and Hickman Road. Did they have to go to Board of Adjustment for that? Before you were here, they wanted to go into that strip mall by the old Menard's and they were turned down because of the parking situation. Now they're going into the same parking lot, different building.

Mr. Franklin said to my knowledge, that is not something that had to be approved by the Board of Adjustment, it is an allowable use in that zoning district and is a separate parcel. But I will check on that, and make sure that is the case. I know that they submitted a sign application. We issued a sign permit and they're working on that, but I don't think any further action should be necessary.

Mr. Hatfield said okay. If the City is happy with it, then I'm happy. I just thought it was kind of strange that they shifted location, and we're now okay.

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Mr. Van Heuvelen said it looks like they're up and running, too!

Mr. Hatfield said they're pretty close, anyway.

The meeting adjourned at 6:02 p.m.