

MINUTES OF THE TUESDAY, JANUARY 12, 2016, PLANNING AND ZONING COMMISSION MEETING.

The January 12, 2016, Planning and Zoning Commission meeting was called to order at 6:00 p.m.

**Roll Call.** The following Commissioners were present: Nigro, Fontenot, Broderick, Hoifeldt, Shanks, and Schmidt. City staff in attendance: Brad Deets, Andy Kass and Melissa DeBoer.

**Agenda Approval.** Motion by Commissioner Schmidt, seconded by Commissioner Shanks to approve the agenda for January 12, 2016. Ayes: Nigro, Fontenot, Broderick, Hoifeldt, Shanks, and Schmidt. Nays: None. Motion carried.

**Approval of the November 24, 2015, Regular Meeting Minutes.** Motion by Commissioner Nigro, seconded by Commissioner Hoifeldt to adopt the November 24, 2015, meeting minutes. Ayes: Nigro, Fontenot, Broderick, Hoifeldt, Shanks, and Schmidt. Nays: None. Motion carried.

**Open Forum.** None.

**Approval of a Preliminary Plat for Daybreak Plat 2**

Planner, Melissa DeBoer, stated that the subject property is located west of Ute Avenue and north of Ashworth Road, just west of Daybreak Plat 1, containing a total of 42.44 acres zoned R-1, Single Family Residential. Ms. DeBoer explained that the plat contains a total of 81 single family residential lots and one 1.46 acre lot dedicated as city park located in the southwest corner of the plat. Ms. DeBoer stated that Daybreak Drive will continue west into this plat, from Daybreak Plat 1 and a new street will be constructed off of Ashworth Road on the south in order to provide access to this development. Five foot sidewalks will be constructed on both sides of the streets throughout the plat and a 10' trail is proposed to provide access from Sunflower Drive to Scenic View Drive. Ms. DeBoer explained that the trail will be installed by the developer as part of plat improvements. Ms. DeBoer explained that there will be a 30 foot landscape buffer easement along the south boundary of the plat, adjacent to Ashworth Road and these plantings will be installed as part of the plat improvements. Ms. DeBoer stated that all lots will be served with public utilities and the parkland dedication is being satisfied with the 1.46 acres being provided in the southwest corner of the plat.

Commissioner Schmidt questioned what the long term plan is for the improvements to Ashworth Road. Brad Deets, Development Services Director, stated that for now the requirement is to chip seal the road from Ute Avenue to the west plat boundary of Daybreak Plat 2. Mr. Deets explained that the long term plan is to have Ashworth Road fully paved, but that plan is for 20 to 30 years out.

Commissioner Nigro questioned how much water can be contained within the pond. Jake Becker, McClure Engineering, stated that the pond will be a dry bottom pond that overflows to the south. Mr. Becker explained that it is 7 ½ feet deep at the 100 year elevation.

Commissioner Hoifeldt questioned who will be responsible for the maintenance of the pond to the east. Mr. Becker explained that the east pond will be maintained by the Homeowner's Association and the west pond within the park will be maintained by the City of Waukee.

Motion by Commissioner Schmidt, seconded by Commissioner Nigro to approve the preliminary plat for Daybreak Plat 2 subject to any remaining staff comments. Ayes: Nigro, Fontenot, Broderick, Hoifeldt, Shanks, and Schmidt. Nays: None. Motion carried.

**New Business.**

Mr. Deets stated that the election of officers for Planning and Zoning Commission will take place at the next regular meeting, scheduled for January 26, 2016, at the Community Center. Mr. Deets provided a brief overview of upcoming projects that will likely be forwarded to the Commission over the next couple of meetings.

**Adjournment.** Motion by Commissioner Schmidt, seconded by Commissioner Nigro, to adjourn the meeting at 6:47 P.M. Ayes: Nigro, Fontenot, Broderick, Hoifeldt, Shanks, and Schmidt. Nays: None. Motion carried.

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Alex Broderick, Planning & Zoning Vice Chairman

Attest:

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Brad Deets, Development Services Director