

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, February 18, 2025
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the February 18, 2025 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: Ted Rapp, Randy Weisheit, Lisa West, Glenn Hunter, Trina Flack, and Todd Ripper.

Absent: Annette Renaud.

Staff present: Eric Jensen, Bryan Morrissey, Laura Hutzell, Ryan Kirschman and Brenda Fuglsang.

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve and accept the February 18, 2025 agenda without amendments. Second by T.Ripper. 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 February 4, 2025 minutes of the Plan and Zoning Commission meeting.

Item #2. 3223 SE Four Mile Drive - Lots 7-9 Albaugh Four Mile Industrial Park Site Plan

Motion to approve the site plan for 3223 SE Four Mile Drive, Lots 7-9 Albaugh Four Mile Industrial Park.

Motion by G.Hunter to approve the recommendations for Consent Agenda Items #1 - #2. Second by R.Weisheit.
Motion carried 5 – 0 – 1 (Abstain: T.Rapp).

PUBLIC HEARING

Item #3. Jerry's Homes, Inc. request to rezone property from R-3, Multiple-Family Residence District, restricted to 10 units per acre to PUD, Planned Unit Development

Staff Report: L.Hutzell reported that the applicant, Jerry's Homes, Inc is requesting to rezone property from R-3, Multiple Family Residence District, restricted to 10 units per acre to PUD, Planned Unit Development. She said the proposed rezoning consists of three parcels, totaling approximately 19.79 acres in size. The subject property is located northeast of the intersection of NW Weigel Drive and NW 18th Street just south of the High Trestle Trail. She stated that the property to the north is zoned R-3, Multiple Family Residence District, restricted to single family, properties to the east and west are zoned R-1, One-Family Residence District, and the property to the south is zoned PUD. L.Hutzell said the proposed rezoning includes development of 54 single-family homes on minimum lot widths of 50 feet. She noted that the conceptual plan shows a private open space area in the northeast corner and two outlots for stormwater detention. She presented the PUD conceptual plan and reviewed the proposed layout and noted bulk regulations. L.Hutzell also said that the proposed minimum lot widths of 50-feet and the reduction in building setbacks in this development align with Medium Density category and therefore a land use plan amendment is not required. She commented that the developer has submitted the required rezoning petitions and all legal notifications for the rezoning have been met. Staff will present a complete staff report and answer any questions raised during the public hearing at the next Plan and Zoning Commission meeting.

Erin Ollendike, Civil Design Advantage, LLC, 4121 NW Urbandale Drive, Urbandale on behalf of Jerry's Homes, Inc. commented that she would answer any questions the Commission may have regarding the request.

R.Weisheit said that in the PUD book under Vehicular Circulation, it mentions townhomes and asked if that reference is a typo.

Erin Ollendike presented the conceptual plan and pointed out that the property southwest of the proposed 54 single-family homes will probably be future townhomes.

There was no one in the audience to speak for or against the rezoning request.

Motion by T.Flack to close the public hearing, receive and file documents. Second by L.West. All vote aye. Motion carried 6 – 0.

Chair Ted Rapp addressed the audience after the public hearing to let them know that the item will come back to the Commission on Tuesday, March 4, 2025 for a recommendation to the City Council.

REPORTS

City Council Meeting

E.Jensen reported on the February 17, 2025 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the Tuesday, March 4, 2025 Plan and Zoning Commission meeting.

Commissioner's Reports

There was discussion amongst the Commission and staff regarding bills currently moving through legislation and the impacts they could have on Iowa cities.

MISCELLANEOUS ITEMS

March 3, 2025 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, Chair Rapp adjourned the meeting. Meeting adjourned at 6:44 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission