



PLAN AND ZONING COMMISSION

**Meeting Agenda
Tuesday, March 18, 2025
6:30 PM**

**City Council Chambers
1250 SW District Drive, Second Floor, Ankeny, Iowa**

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

Plan and Zoning Commission regular meetings are held at 6:30 p.m. on the first and third Tuesdays of each month, following the Monday City Council meetings. All Plan and Zoning Commission meetings are open to the public. Assistive Listening Devices (ALD) are available for persons with impaired hearing.

CALL TO ORDER

A. ROLL CALL:

B. AMENDMENTS TO AGENDA:

Approval of the March 18, 2025 Agenda

Consider MOTION to approve and accept the March 18, 2025 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes of the March 4, 2025 Plan and Zoning Commission meeting

Consider MOTION to approve and accept the March 4, 2025 minutes of the Plan and Zoning Commission meeting.

Consider MOTION to approve the recommendations for Consent Agenda Item(s) #1.

F. REMOVED CONSENT AGENDA ITEMS:

G. BUSINESS ITEMS:

2. **Request by Susan L. Albaugh, DRA Properties, LC, James M. and Jodi K. Kahnk, Dennis R. Schmidt, John & Karen Jensen Trust, Threshold Otter Creek, LLC, and Jason & Melissa Smith for 80/20 Voluntary Urbanized Annexation of property into the City of Ankeny (2025 NE Ankeny DRA Properties Annexation)**

Consider MOTION to recommend City Council approval of the 2025 NE Ankeny DRA Properties 80/20 Voluntary Urbanized Annexation.

H. REPORTS:

Director and Commissioner Reports

1. March 17, 2025 City Council Report - Staff
2. Tentative Agenda items for Tuesday, April 8, 2025
3. Commissioner's Reports

I. MISCELLANEOUS ITEMS:

City Council Representative

April 7, 2025 - 5:30 p.m. - Staff

J. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

March 18, 2025
6:30 PM

Ted Rapp, Chair
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Trina Flack
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Todd Ripper

ITEM NAME

Approval of the March 18, 2025 Agenda

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to approve and accept the March 18, 2025 agenda with/without amendments.

ATTACHMENTS

None



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

March 18, 2025

6:30 PM

Ted Rapp, Chair

Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

Minutes of the March 4, 2025 Plan and Zoning Commission meeting

ORIGINATING DEPARTMENT

Community Development

COUNCIL GOAL

Ensure Economic Vitality

ACTION REQUESTED

Motion

LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to approve and accept the March 4, 2025 minutes of the Plan and Zoning Commission meeting.

ATTACHMENTS

1. P&Z Minutes 2025-03-04

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, March 4, 2025
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the March 4, 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, Annette Renaud, and Todd Ripper.

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

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve and accept the March 4, 2025 agenda without amendments. Second by G.Hunter. All voted aye. Motion carried 7 – 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 18, 2025 minutes of the Plan and Zoning Commission meeting.

Item #2. 2701 SE 90th Street – I-80 Commerce Center Plat 1, Lot 1 Site Plan

Motion to approve the site plan for 2701 SE 90th Street, I-80 Commerce Center Plat 1, Lot 1, subject to recording of the I-80 Commerce Center Plat 1 Final Plat.

Motion by L.West to approve the recommendations for Consent Agenda Items #1 - #2. Second by R.Weisheit. All voted aye. Motion carried 7 – 0.

PUBLIC HEARING

There were no public hearings.

BUSINESS ITEMS

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. She stated that the subject property is located northeast of the intersection of NW Weigel Drive and NW 18th Street and just south of the High Trestle Trail. She noted the zoning for the surrounding properties. L.Hutzell said that the applicant included with their submittal a PUD book for this proposal. She presented the conceptual plan and provided an overview of the bulk regulations including landscaping, open space, storm water detention, sidewalks and access to the development. 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 stated the parkland dedication requirement with this development will be determined during the final plat process. The Commission held a public hearing on February 18, 2025 with no members of the public in attendance. Staff recommends that the Plan & Zoning Commission recommend City Council approval of the request by Jerry's Homes, Inc to rezone property from R-3, Multiple Family Residence District, restricted to 10 units per acre to PUD, Planned Unit Development.

Erin Ollendike, Civil Design Advantage, LLC, 4121 NW Urbandale Drive, Urbandale on behalf of Jerry's Homes, Inc. had no further comments for the Commission.

Motion by T.Ripper to recommend City Council approval of the request by Jerry's Homes, Inc, to rezone property from R-3, Multiple Family Residence District restricted to 10 units per acre to PUD, Planned Unit Development. Second by R.Weisheit. All vote aye. Motion carried 7 – 0.

REPORTS

City Council Meeting

E.Jensen reported on the March 3, 2025 City Council meeting and the Council Planning Session.

Director's Report

E.Jensen presented the tentative agenda items for the Tuesday, March 18, 2025 Plan and Zoning Commission meeting and the February 2025 Building Permit Report.

E. Jensen shared that the Plan and Zoning Commission Retreat is tentatively scheduled for the afternoon of Tuesday, March 25, 2025. Staff and the Commission held a discussion on retreat topics. The specific details of the retreat will be provided in the next couple of weeks.

Commissioner's Reports

G.Hunter asked if, at some point, it would be possible to have someone from City Council come talk to the Commission about their philosophies and priorities, etc. Staff agreed that it would be beneficial and will have a discussion with city management.

T.Flack asked about the process for selecting a new City Manager for Ankeny. Staff responded with an anticipated recruitment process.

MISCELLANEOUS ITEMS

March 17, 2025 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, Chair Rapp adjourned the meeting. Second by G.Hunter. Meeting adjourned at 6:48 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

March 18, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

Request by Susan L. Albaugh, DRA Properties, LC, James M. and Jodi K. Kahnk, Dennis R. Schmidt, John & Karen Jensen Trust, Threshold Otter Creek, LLC, and Jason & Melissa Smith for 80/20 Voluntary Urbanized Annexation of property into the City of Ankeny (2025 NE Ankeny DRA Properties Annexation)

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

See attached staff report.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

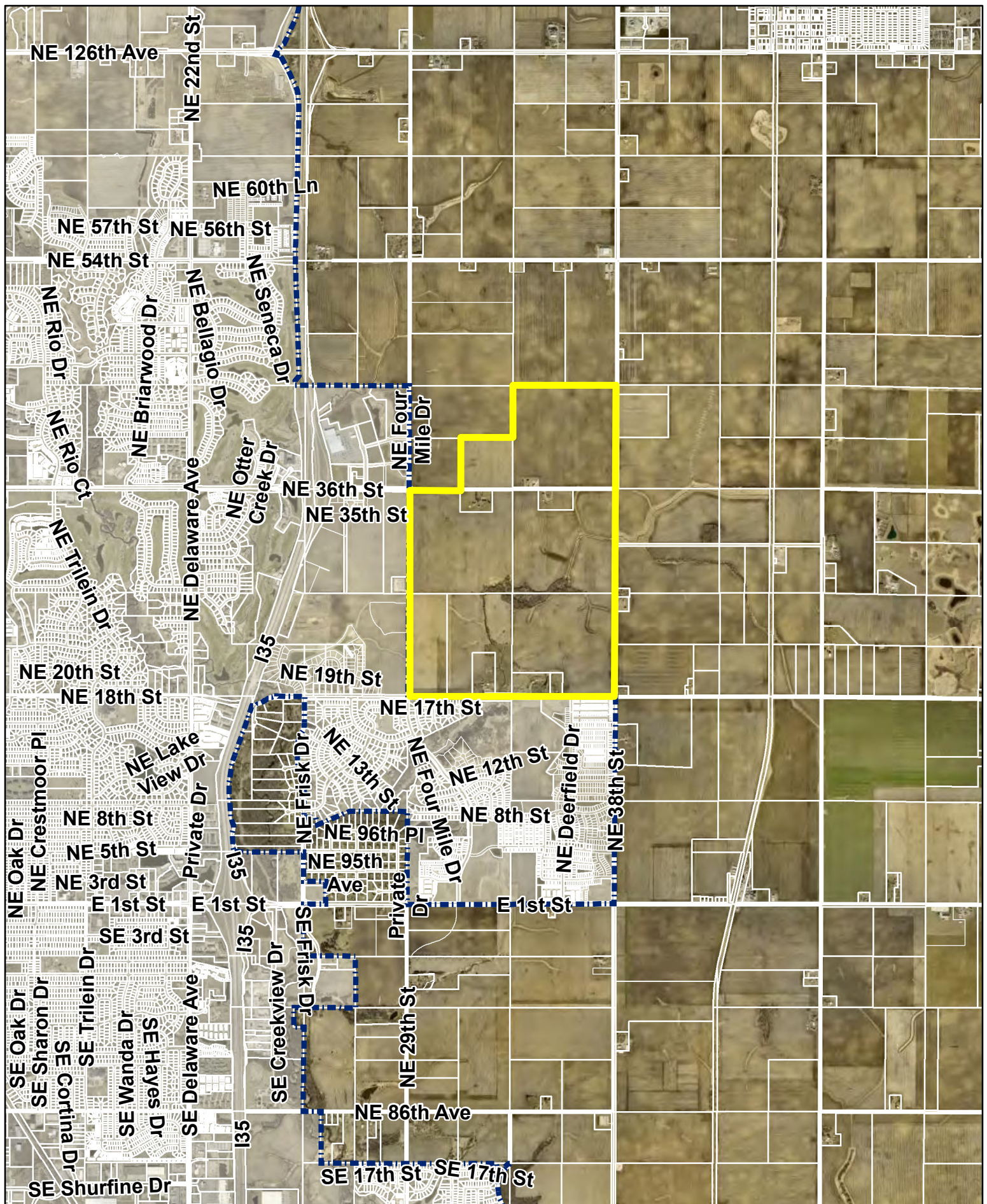
PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to recommend City Council approval of the 2025 NE Ankeny DRA Properties 80/20 Voluntary Urbanized Annexation.

ATTACHMENTS

1. Aerial Map
2. Staff Report
3. Annexation Petitions
4. Landowner Map
5. Annexation Map
6. Future Land Use Map
7. Zoning Map
8. Utility Map
9. Proximity Map
10. Engineer Exhibit



1 inch = 3,109 feet

Date: 3/12/2025

2025 NE Ankeny DRA Properties 80/20 Voluntary Urbanized Annexation Aerial Map



Agenda Item: 2025 NE Ankeny DRA Properties 80/20 Voluntary Urbanized Annexation
Report Date: March 13, 2025
Prepared By: Laura Hutzell *ESC*
Associate Planner

Recommendation:

That the Plan and Zoning Commission recommend that City Council approve the 2025 NE Ankeny DRA Properties 80/20 Voluntary Urbanized Annexation.

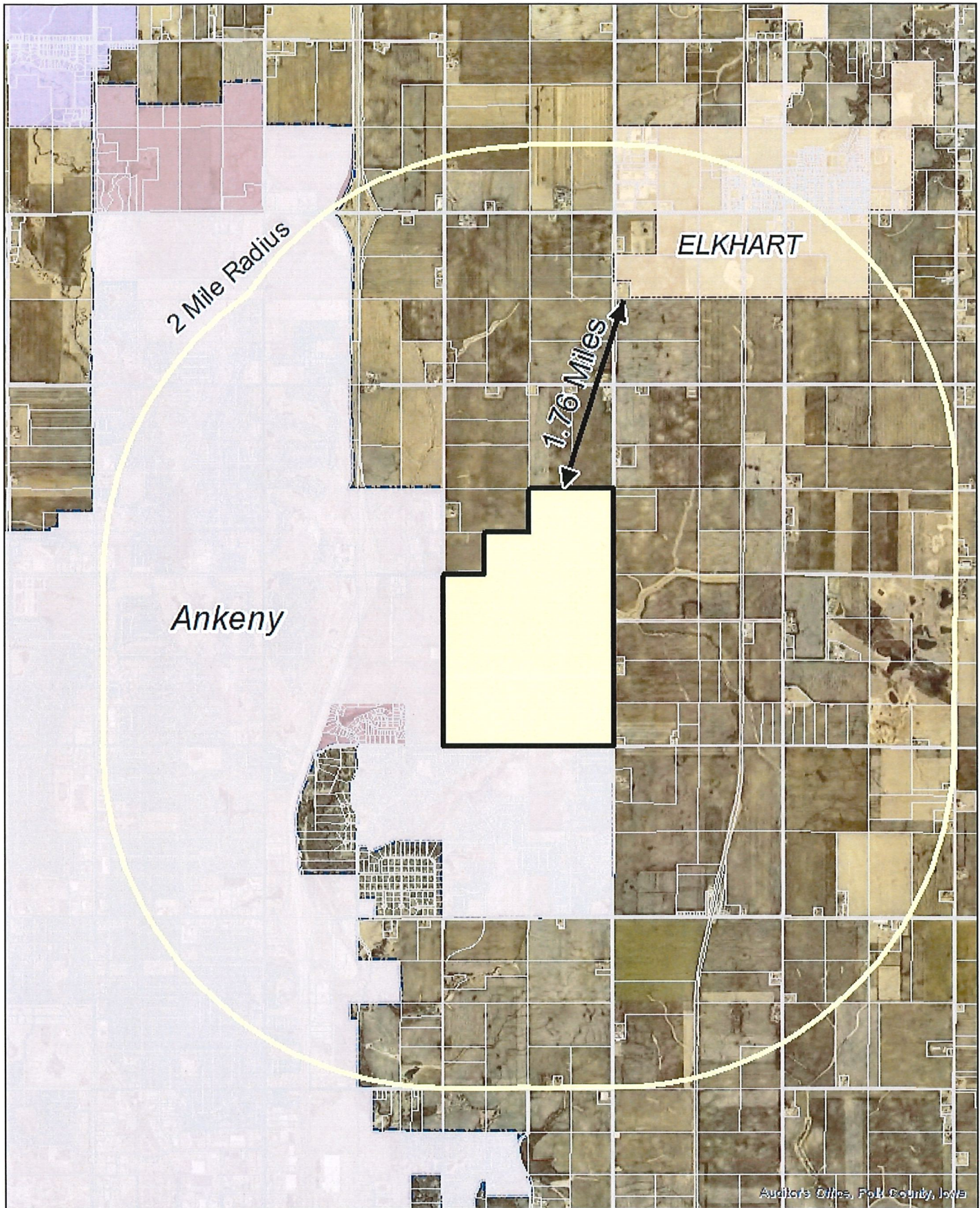
Discussion:

The City of Ankeny has received a request for the annexation of certain territory adjacent to the City's northeastern boundary, generally located east of Interstate 35, east of NE Four Mile Drive/NE 29th Street, west of NE 38th Street, north of NE 18th Street/NE 102nd Avenue, and along NE 36th Street.

The annexation area is located within two miles of the City of Elkhart, which per Iowa Code, classifies the request as an urbanized annexation. The annexation territory encompasses approximately 839.68 acres (+/-), 660.81 acres (+/-) of which are owned by property owners who have signed a petition consenting to the annexation, while 155.36 (+/-) acres are owned by property owners who have not signed a petition consenting to the annexation. The non-consenting properties are included in the annexation request to avoid the creation of islands, which is required per Iowa Code. Approximately 23.51 acres (+/-) of public road right-of-way are included in the annexation as well, as the City is required to incorporate any and all public road right-of-way to the centerline of the adjacent road.

At this time, nine of the twelve properties included in the proposed annexation have provided petitions consenting to the request. If petitions are not received for all twelve properties, the Code of Iowa allows cities to annex up to 20% of the total land area to be annexed from non-consenting owners to avoid the creation of islands and to create uniform boundaries. The current petitioned land area is approximately 660.81 (+/-), which equals 80.96% of the 816.17 (+/-) total calculated acres, excluding public road right-of-way. The land area of the three non-petitioned properties total 155.36 acres (+/-), equaling 19.04% of the calculated land area, excluding public road right-of-way.

The annexation area is identified in The Ankeny Plan 2040 Comprehensive Plan as being suitable for Low-Density Residential to the south and north ends of the annexation area with an area of Mixed Use on the west side, Medium Density Residential in the middle, along with pockets of High Density, Community Commercial, and Office/Business Park throughout. If the annexation request is approved by the City Development Board, it will initially be zoned R-1, One-Family Residence District, consistent with all newly incorporated properties in the City of Ankeny. A map is included showing the proposed annexation area in relation to Ankeny's Corporate Limits.

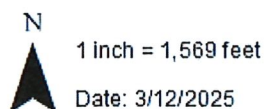


Auditor's Office, Polk County, Iowa

N
1 inch = 3,788 feet
Date: 3/10/2025

**2025 NE Ankeny DRA Properties
80/20 Voluntary Urbanized Annexation
Urbanized Proximity Map**





Ankeny
bringing it all together.

A. Consenting Property Owners' Petitions:

The City of Ankeny received written voluntary annexation petitions from the following property owners:

Consenting Properties	Acreage
#1: Susan L. Albaugh	138.95
#2: DRA Properties, LC	144.35
#3: James M. & Jodi K.Kahnk	12.59
#4: Dennis R. Schmidt	4.19
#5: John & Karen Jensen Trust	10.10
#6: Threshold Otter Creek, LLC	146.25
#7: Jason & Melissa Smith	10.10
#8: DRA Properties, LC	39.00
#9: DRA Properties, LC	155.28
Total Consenting Properties	660.81

B. General Statement of Proposal / Integration of Smart Planning Principles:

This 80/20 voluntary urbanized annexation is in accordance with the Ankeny Plan 2040 Comprehensive Plan, which was developed with consideration to the Smart Planning Principles of Chapter 18B of the Iowa Code.

The Ankeny Plan 2040 is a Comprehensive Plan with goals and objectives that establish the community's vision for the future. It does not dictate how the community is to be developed, but it is meant to outline a possible future that could occur over time through the use of planning and investment policies, and regulatory tools. The Comprehensive Plan contains policy goals for many aspects of the community including land use, transportation, housing, parks and open space, infrastructure, community facilities and economic development. The Ankeny Plan's 2040 goals are as follows:

1. Ensure that growth occurs within the context of new "neighborhoods", and not separate disconnected developments.
2. Provide infrastructure investments that correspond to the community's growth potential.
3. Ensure that new development is marked by attractive design and contributes to the community's character.
4. Ensure that development within Ankeny and on Ankeny's periphery demonstrates environmentally responsibility and adheres to the City's long-term growth goals.
5. Maintain the unique, separate character of the City, while acknowledging Ankeny's increasing important role as a member of the metropolitan Des Moines community.
6. Assure that the transportation system is adequate to meeting future demands.
7. Maintain variety in the City's housing stock, with dwelling units affordable to a variety of income levels and age groups.
8. Provide additional opportunities for commercial, industrial, and small business growth and ensure appropriate location in accordance with the City's overall transportation and land use plan.
9. Encourage the development of an interconnected system of parks, trails and civic parkways and maintain a high level of service for recreational facilities as new neighborhoods emerge.
10. Promote the emergence of Ankeny as a major employment center within the area by stimulating growth in office, industrial and business park development.
11. Strengthen Ankeny's traditional City Center and civic campus as the focus of the community.

12. Promote a sense of community and premier quality of life as growth occurs.
13. Seek opportunities for collaboration between the City and the Ankeny Community School District to address growth and quality of life issues in Ankeny.

This annexation furthers the foregoing goals, adds land to the City of Ankeny's developable land inventory, and assures compact, efficient development to urbanized standards.

C. Current and Projected Land Uses:

The annexation territory is currently classified as Agricultural Transition District (AT) on the Polk County Zoning Map and Urban Fringe Overlay on the Polk County Future Land Use Map. The annexation territory is located within the City of Ankeny Planning Boundary, and is currently identified as primarily Low-Density Residential on the south and north ends of the annexation area, with an area of Mixed Use on the west side, Medium Density Residential in the middle, and pockets of High Density, Community Commercial, and Office/Business Park throughout. The Ankeny Plan 2040 Comprehensive Plan defines these land uses as the following:

Low-Density Residential (LDR): This land use category is dominated by single-family detached dwellings with a typical density of 1 to 5 dwelling units per acre and may include the continuation of existing agricultural operations. Typical lot sizes will range from 7,500 to 15,000 square feet. Lots should include public or private street frontage and driveway access, and may also be served by an alleyway. Development in this area may include residential clustered developments; religious, educational, and institutional uses and structures; and public and private parks and recreational areas and structures.

Mixed Use (MU): This land use category includes areas that are developed at a higher more urban density with multi-story buildings including a combination of residential, retail, and office uses. Retail and office uses are generally located on the first floor (street level) with multi-family residential dwelling units located on the upper floors. The number of dwelling units per acre is generally over 12. Buildings should be between 2 to 4 stories in height with shared parking that is either on-street or in-structure located within, under, or rear to the building.

Medium Density Residential (MDR): This land use category is designated for single family dwelling units that are detached or attached horizontally to one or more units, typically referred to as cottage homes, townhomes, and rowhouses. Densities range from 5-12 dwelling units per acre. Land uses may also include single-family detached dwellings, 'tiny home' developments (planned communities with single-family detached homes that are generally less than 500 square feet in total floor area); residential cluster developments; religious, educational, and institutional uses and structures; and public and private parks and recreation areas and structures. This land use category can serve as a transition between low density and high-density land uses.

High Density (HDR): This land use category is for multi-family dwelling units both horizontally and vertically attached with two more dwelling units, typically referred to as apartments or condominiums. Also, included in this category are mobile home subdivisions or parks. Densities are generally 12+ dwelling units per acre. Units may or may not have public street frontage and may be served by an alleyway. Garages may be tuck-under, first floor, or stand-alone garage units in a common parking area. Uses may also include horizontally attached single-family dwellings; manufactured housing developments; religious, educational, and institutional uses and structures; child day care centers; and public and private parks and recreational areas and structures.

Community Commercial (CC): This land use category is designed for large-scale retail and entertainment uses typically along high traffic corridors. These retail and entertainment uses are intended to serve the entire community and motoring public as well as attract customers from outside of the city with a typical service area of up to 5 miles or more. The locations should be long minor/major arterial streets or major collectors with multiple access points. These retail areas typically consist of large box stores and multi-tenant shopping centers. Sites are generally greater than 20 acres.

Office/Business Park (OBP): This land use category is designed to retain and promote employment opportunities for the City. The land use category includes a combination of professional office and medical uses, research and development and testing facilities, and corporate campuses consisting of single or multi-tenant buildings that are 1 acre or more stories tall. Limited office support type retail uses (including restaurants, office supply stores, coffee shops, dry cleaners) may be allowed. Site sizes can range from small single user building lots to large corporate campuses. This land use can serve as a transition to buffer low and medium density uses from more intense commercial and industrial uses.

The proposed annexation area consists of single-family residential and agricultural land uses. If annexed, the properties will be initially zoned R-1, One-Family Residence District, as are all newly annexed properties in the City of Ankeny. The current land uses may continue in their current capacities; however, any proposed development or redevelopment must align with the allowable uses in the R-1 zoning district (single-family residential, churches, schools, public facilities, or non-retail agricultural uses). If a property is to be developed as anything not allowed in the R-1 zoning district, an appropriate rezoning will be required. Development concepts will be evaluated as part of the rezoning and platting processes to ensure that proposed development plans align with the Comprehensive Plan. Any proposed changes to the future land uses identified in the Comprehensive Plan would require a land use plan amendment prior to consideration for rezoning.

D. Current Municipal Services:

The City of Ankeny presently provides no municipal services (other than partial fire and full EMS) to the annexation territory, but has the fiscal wherewithal to provide substantial municipal services to the annexation territory.

E. Reasons for Annexation:

1. City Council annexation policy.

The City Council has adopted a policy document regarding the annexation of land into the City of Ankeny, requiring all annexations to be consistent with Comprehensive Plan of the City. These annexation policies set forth a framework for managing the growth of the City of Ankeny. The primary goal of these policies is to ensure that adequate land is available to accommodate future growth, while allowing for efficient delivery of public services in a manner that is most beneficial to the current and future citizens of the community. The relevant policy statements are discussed below:

d. Comprehensive planning and zoning.

- I. Ankeny will consider annexations within the urban growth area established in the Ankeny Comprehensive Plan.

This policy means that the City will consider annexations if the land is located within the urban growth area of the Comprehensive Plan, which is defined as the Planning Boundary on the Future

Land Use Map of the Comprehensive Plan. As previously indicated, the proposed annexation area is located within the City's Planning Boundary.

e. Extension of services.

- I. Ankeny will support extensions of public water and sewer services within the urban growth area that are consistent with...applicable studies authorized and/or adopted by the Ankeny City Council.
- V. The City of Ankeny will use development policies such as utility extension policies and development fees to encourage growth consistent with the City's ability to effectively manage such growth.

The City will utilize tools such as the infrastructure extension requirements of the City's Subdivision Ordinance and financing mechanisms via connection fee districts or development agreements when making annexation decisions to encourage orderly growth. The annexation area is adjacent to existing public infrastructure which can be extended to serve the area.

2. The City of Ankeny has a need for developable land.

The City of Ankeny has experienced significant residential, commercial, and industrial growth throughout the city, as the population of Ankeny has exceeded 70,000. The Ankeny Plan 2040 Comprehensive Plan identifies an estimated total of 4,713 to 9,828 acres of developable land to accommodate the future growth of Ankeny. In 2024, the City of Ankeny recorded 22 plats creating 542 lots on 378 acres, permitted 834 new dwelling units and 18 new commercial and industrial buildings, and added \$379,787,139 in valuation. While the northeastern quadrant is comprised primarily of residential, community commercial land uses, the Ankeny Plan 2040 still identifies the northeastern quadrant of Ankeny as a suitable area to further fill the need for developable property over the next decade.

3. The annexation territory is in accord with Smart Planning Principles integrated into The Ankeny Plan 2040 Comprehensive Plan.

This annexation is in accordance with the Ankeny Plan 2040 Comprehensive Plan, which takes into consideration the Smart Planning Principles of Chapter 18B of the Iowa Code.

4. The City of Ankeny has fiscal and physical capabilities of providing municipal services to the annexation territory.

Consistent with the foregoing, the City of Ankeny has the fiscal and physical capabilities of providing substantial municipal services to the annexation territory:

a. Sanitary Sewer:

Existing sanitary sewer via the City of Ankeny is shown on the provided utility map. Currently, the only sanitary service near the annexation area is the 30" trunk line that exists on the south side of NE 18th Street/NE 102nd Street just south of the annexation boundary. Any sanitary sewer constructed within the development will be the developer's responsibility; however, the City will provide cost sharing opportunities for sanitary sewer oversizing. City staff expects future sanitary sewer trunk line extensions to be required at the time of development.

b. Water:

Existing water mains via the City of Ankeny are shown on the provided utility map. An existing 12-inch City of Ankeny water main runs along the southern boundary of the annexation area (NE 18th Street/NE 102nd Street) while a 16-inch City of Ankeny water main exists along the eastern boundary of the annexation area (NE 38th Street) and along NE 36th Street/NE 110th Avenue. The developer will be responsible for the construction of water main within the development; however, the City will provide cost participation for the oversizing of water mains that are twelve-inches or larger and serve the area beyond the development.

c. Law Enforcement:

Ankeny has a professional law enforcement department headed by the Police Chief, and supported by a Criminal Division comprised of 1 captain, 1 lieutenant, 8 detectives, 1 police technician, 1 records supervisor, and 5 records clerks and the Operations Division comprised of 1 captain, 2 lieutenants, 5 sergeants, 34 police officers and 3 community service officers. The Criminal Division provides crime scene response and investigation, and records requests, and the Operations Division provides basic police services while responding to calls for service.

The annexation area can be expected to develop with residential lots and commercial nodes, in alignment with the City's Comprehensive Plan. The additional territory will impact police coverage areas, as does all new development. Members of the Ankeny Police Department regularly attend Technical Review Committee meetings, and coordinate with the Community Development Staff on design concerns. It is not anticipated that there will be any additional staff or equipment needed to initially serve the annexation territory. As the annexation territory develops, the City of Ankeny recognizes that additional staff and equipment may be needed, and that the City has fiscal capabilities of providing such.

d. Fire and EMS:

All employees of the Ankeny Fire Department are public safety professionals who are trained in fire suppression, rescue and emergency medical services. The Fire Department provides Advanced Life Support (ALS) ambulances, fire suppression, extraction, boat-based water rescue, fire investigation, and other services 24 hours a day, 7 days per week via 3 fire stations. The Ankeny Fire Department's Emergency Medical Services Division provides Basic Life Support and Advanced Life Support service to the City of Ankeny, City of Alleman, City of Elkhart, and the surrounding area.

This annexation territory is partially located within the City of Ankeny Fire Protection District and fully covered for EMS. A water system designed to provide fire flows and domestic service will be extended throughout the area as it is developed. It is not anticipated that there will be any additional staff or equipment needed to initially serve the annexation territory. As the annexation territory develops, the City of Ankeny recognizes that additional staff and equipment may be needed, and that the City has fiscal capabilities of providing such.

e. Public Works:

The City of Ankeny has a fully staffed Public Works Department consisting of a Director and 44 full-time employees. The Public Works Department is comprised of Roadway Engineering, Operations, Storm Water and Environmental, and Traffic Engineering. The Ankeny Public Works

Department provides the residents, businesses and visitors with safe, reliable and clean infrastructure that is maintained in an economical and efficient manner. That is accomplished through comprehensive annual programs that include: public improvement construction plans, street pavement preservation and maintenance, storm water and drainage, recycling events, snow and ice removal, street cleaning, and traffic control maintenance. Ankeny has a full complement of trucks, tractors, loaders, mowers and other equipment necessary to assure Ankeny's roads and public ways are properly maintained.

It is not anticipated that there will be any additional staff or equipment needed to initially serve the annexation territory. As the annexation territory develops, the City of Ankeny recognizes that additional staff and equipment may be needed, and that the City has fiscal capabilities of providing such.

f. Community Development:

The City of Ankeny has a fully staffed Community Development Department consisting of a Director and 25 full-time employees. The Community Development Department is comprised of building, planning, permitting, rental housing, code enforcement and other related staff. These departments will oversee development of the annexation territory in accordance with the City's comprehensive plan and applicable ordinances. The Community Development Department's mission is to ensure that Ankeny is recognized as a safe and sustainable community. This ongoing effort is accomplished by managing city development in accordance with the Municipal Code, the Ankeny Comprehensive Plan, Plan and Zoning Commission recommendation and City Council policy; and by enforcing adopted construction, zoning, subdivision, housing and nuisance codes and ordinances.

It is not anticipated that there will be any additional staff or equipment needed to initially serve the annexation territory. As the annexation territory develops, the City of Ankeny recognizes that additional staff and equipment may be needed, and that the City has fiscal capabilities of providing such.

g. Municipal Utilities:

The City of Ankeny has a fully staffed Municipal Utilities Department consisting of a Director and 35 full-time employees. The Municipal Utilities Department is comprised of Development Engineering, Wastewater Utility, and Water Utility. These departments oversee the technical review process for private development within the City of Ankeny corporate limits, maintenance activities associated with wastewater collection system including two lift stations, activities related to the delivery of drinking water; including storage, pump stations and water mains.

It is not anticipated that there will be any additional staff or equipment needed to initially serve the annexation territory. As the annexation territory develops, the City of Ankeny recognizes that additional staff and equipment may be needed, and that the City has fiscal capabilities of providing such.

h. Library, Parks & Recreation:

The City of Ankeny has amenities such as the public library, multiple parks, the Albaugh Family Senior Center, and numerous recreation programs administered by the City's Parks and Recreation Department, which enhance the quality of life in Ankeny. The Parks and Recreation Department is

staffed by a Director and 35 full-time employees, and the Library is staffed by a Director and 22 employees.

It is not anticipated that there will be any additional staff or equipment needed to initially serve the annexation territory. As the annexation territory develops, the City of Ankeny recognizes that additional staff and equipment may be needed, and that the City has fiscal capabilities of providing such.

i. Fiscal:

The City of Ankeny's bond rating is Aa1, and is currently bonded to 24% of its total bondable capacity. This high rating is due to its rapidly growing tax base; healthy financial profile characterized by prudent management, strong reserve levels, and significant revenue raising flexibility; elevated debt profile; and manageable exposure to unfunded pension liabilities based on participation in two statewide cost-sharing plans. Recognizing the City's financial stewardship, the Government Finance Officers Association of the United States and Canada has awarded the City the Distinguished Budget Presentation Award and the Certificate of Achievement in Financial Reporting. Ankeny maintains an overall property tax levy of \$9.90 per \$1,000 of taxable property valuation. This rate is the lowest among cities with populations of 5,000 or more within the Des Moines metropolitan area and also the lowest among Iowa's largest cities. The City of Ankeny is professionally managed, fiscally sound, and has the fiscal wherewithal to provide substantial municipal services to the annexation territory.

Urban Services Agreement and Boundary:

The City of Ankeny currently has an urban service agreement with Polk City; however, the boundary line agreed upon is west of the proposed annexation area. The urban service agreement with Polk City does not impact this proposal. No other 28E agreements or annexation moratorium agreements would be breached by virtue of this annexation.

F. Combined Legal Descriptions:

The composite legal description of the annexation territory is shown on the annexation map included with this report. The annexation includes all abutting road right-of-way to the centerline of the adjacent road, specifically NE 18th Street/102nd Avenue, NE Four Mile Drive/NE 29th Street, NE 110th Street, and NE 38th Street.

G. Polk County Auditor Verification:

The City of Ankeny provided copies of the landowners' annexation petitions and legal descriptions, as well as a composite legal description of the entire annexation territory to the Polk County Auditor. The Polk County Auditor approved the previously mentioned documents on March 10, 2025.

H. Maps of the Annexation Territory and Two-Mile Notification Requirement:

The annexation territory is located within two miles of the urbanized area of the City of Elkhart, lying approximately 1.76 miles from Elkhart's corporate limits.

I. State-Owned and County-Owned Right-of-Way:

The annexation territory contains no State of Iowa right-of-way, but does contain approximately 23.51 acres (+/-) of County owned right-of-way.

J. Certification of Compliance with Other Notice Requirements:

A consultation meeting is scheduled to be held on March 24, 2025. Notice of the meeting was sent via certified mail to the Polk County Board of Supervisors and Douglas Township Trustees; and by regular mail to Polk County Planning & Development and Ankeny Community School District. Written comments regarding the proposed annexation may be received by staff within seven days following the meeting.

K. Transition of Taxes:

The City of Ankeny is not offering property tax abatement with this annexation.

L. Identification of Non-Consenting Property Owners and Legal Descriptions:

The representation of non-consenting properties is outlined in the following table and legal descriptions below:

Non-Consenting Properties	Acreage
#1: Cory Property: Mary Ann Cory Living Trust, Joseph C Cory Trust, Cory, Thomas P, Cory, Michael P, Mitchell, Elizabeth A., Cory, Mary Ann, Cory, Joseph C	57.75
#2: Cory Property: Mary Ann Cory Living Trust, Ira Patrick Cory Testamentary Trust, Cory, Mary Ann, Mitchell, Elizabeth A, Cory, Thomas P, Cory, Joseph C, Michael P. Cory	83.61
#3: Mary Ann Cory Living Trust	14.0
Total Non-Consenting Properties	155.36

LEGAL DESCRIPTIONS:

1. CORY PROPERTY: MARY ANN CORY LIVING TRUST, JOSEPH C CORY TRUST, CORY, THOMAS P, CORY, MICHAEL P, MITCHELL, ELIZABETH A, CORY, MARY ANN, CORY, JOSEPH C

GEOPARCEL:

802308300007

LEGAL DESCRIPTION: THE WEST THREE FOURTHS (W $\frac{3}{4}$) OF THE WEST ONE-HALF (W $\frac{1}{2}$) OF THE SOUTHWEST ONE-FOURTH (SW $\frac{1}{4}$) OF SECTION EIGHT (8), TOWNSHIP EIGHTY (80) NORTH, RANGE TWENTY-THREE (23) WEST OF THE 5TH P.M., POLK COUNTY IOWA

PROPERTY AREA: 57.75 ACRES

2. CORY PROPERTY: MARY ANN CORY LIVING TRUST, IRA PATRICK CORY TESTAMENTARY TRUST, CORY, MARY ANN, MITCHELL, ELIZABETH A, CORY, THOMAS P, CORY, JOSEPH C, MICHAEL P. CORY

GEOPARCEL:

802308300004

LEGAL DESCRIPTION: THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION EIGHT (8), TOWNSHIP EIGHTY (80) NORTH, RANGE TWENTY-THREE (23) WEST OF THE 5TH P.M., POLK COUNTY IOWA;
EXCEPT THE WEST THREE-FOURTHS (W $\frac{3}{4}$) OF THE WEST ONE-HALF (W $\frac{1}{2}$) OF THE SOUTHWEST ONE-FOURTH (SW $\frac{1}{4}$) OF SECTION EIGHT (8), TOWNSHIP EIGHTY (80) NORTH, RANGE TWENTY-THREE (23) WEST OF THE 5TH P.M., POLK COUNTY, IOWA;
EXCEPT COMMENCING AT THE SW CORNER OF SECTION 8, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY IOWA, THENCE EAST ALONG THE SOUTH LINE OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 8, 1968.0 FEET TO THE POINT OF BEGINNING; THENCE NORTH 100.0 FEET; THENCE EAST 678.74 FEET; THENCE SOUTH 100.0 FEET TO THE S $\frac{1}{4}$ CORNER OF SAID SECTION 8; THENCE WEST ALONG THE SOUTH LINE OF THE SW $\frac{1}{4}$ OF SAID SECTION 8, 678.74 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 1.558 ACRES, MORE OR LESS, INCLUDING 0.514 ACRES OF EXISTING POLK COUNTY RIGHT-OF-WAY, SUBJECT TO ROADS;
AND EXCEPT PARCEL A, SAID PARCEL A BEING PART OF THE SOUTHWEST ONE-FOURTH (SW $\frac{1}{4}$) OF SECTION EIGHT (8), TOWNSHIP EIGHTY (80) NORTH, RANGE TWENTY-THREE (23) WEST OF THE 5TH P.M., POLK COUNTY IOWA. SAID PARCEL A IS DESCRIBED AS FOLLOWS: PART OF THE SW $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE N90°00'00"E, 1647.00 FEET ALONG THE SOUTH LINE OF SAID SW $\frac{1}{4}$ OF SECTION 8 TO THE POINT OF BEGINNING; THENCE N00°00'00"E, 1118.0 FEET; THENCE N90°00'00"E, 578.00 FEET; THENCE S00°00'00"W, 1018.0 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NE 102ND AVENUE AS IT PRESENTLY EXISTS; THENCE S90°00'00"W, 257.00 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE S00°00'00"W, 100.00 FEET TO THE SOUTH LINE OF SAID SW $\frac{1}{4}$ OF SECTION 8; THENCE S90°00'00"W, 321.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.24 ACRES; SUBJECT TO 0.24 ACRES ROAD EASEMENT; 14.00 ACRES REMAINING. SAID PARCEL A BEING A SURVEYOR'S PLAT FILED IN THE POLK COUNTY, IOWA, RECORDER'S OFFICE ON MAY 30, 2008 IN BOOK 12670, PAGE 232.

PROPERTY AREA: 83.61

3. MARY ANN CORY LIVING TRUST

GEOPARCEL:

802308300005

LEGAL DESCRIPTION: PARCEL A BEING PART OF THE SOUTHWEST ONE-FOURTH (SW 1/4) OF SECTION EIGHT (8), TOWNSHIP EIGHTY (80) NORTH, RANGE TWENTY-THREE (23) WEST OF THE 5TH P.M., POLK COUNTY IOWA. SAID PARCEL A IS DESCRIBED AS FOLLOWS: PART OF THE SW 1/4 OF SECTION 8, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE N90°00'00"E, 1647.00 FEET ALONG THE SOUTH LINE OF SAID SW 1/4 OF SECTION 8 TO THE POINT OF BEGINNING; THENCE N00°00'00"E, 1118.0 FEET; THENCE N90°00'00"E, 578.00 FEET; THENCE S00°00'00"W, 1018.0 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NE 102ND AVENUE AS IT PRESENTLY EXISTS; THENCE S90°00'00"W, 257.00 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE S00°00'00"W, 100.00 FEET TO THE SOUTH LINE OF SAID SW 1/4 OF SECTION 8; THENCE S90°00'00"W, 321.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.24 ACRES; SUBJECT TO 0.24 ACRES ROAD EASEMENT; 14.00 ACRES REMAINING. SAID PARCEL A BEING A SURVEYOR'S PLAT FILED IN THE POLK COUNTY, IOWA, RECORDER'S OFFICE ON MAY 30, 2008 IN BOOK 12670, PAGE 232.

PROPERTY AREA: 14.0

M. Parcel Acreage and Percentage of Consenting, Non-Consenting, and Public Right-of-Way:

The following table outlines the acreage of each property, as well as road right-of-way, within the annexation territory:

Consenting Properties	Acreage
#1: Susan L. Albaugh	138.95
#2: DRA Properties, LC	144.35
#3: James M. & Jodi K. Kahnk	12.59
#4: Dennis R. Schmidt	4.19
#5: John & Karen Jensen Trust	10.1
#6: Threshold Otter Creek, LLC	146.25
#7: Jason & Melissa Smith	10.1
#8: DRA Properties, LC	39.0
#9: DRA Properties, LC	155.28
Total Consenting Acres	660.81
Non-Consenting Properties	Acreage
#1: Cory Property (Mary Ann Cory Living Trust, Joseph C Cory Trust, Cory, Thomas P, Cory, Michael P, Mitchell, Elizabeth A, Cory, Mary Ann, Cory, Joseph C)	57.75
#2: Cory Property ((Mary Ann Cory Living Trust, Ira Patrick Cory Testamentary Trust, Cory, Mary Ann, Mitchell, Elizabeth A, Cory, Thomas P, Cory, Joseph C, Michael P. Cory)	83.61
#3: Mary Ann Cory Living Trust	14.0
Total Non-Consenting Acres	155.36

Total Annexation Acres (minus road right-of-way)	816.17
Polk County Road Right-of-Way	23.51
Total Annexation Acres	839.68

N. Map of Annexation Territory Related to the City of Ankeny:

Maps included depict the annexation territory, consenting landowners, public right-of-way, and the relationship of the annexation territory to Ankeny and surrounding cities.

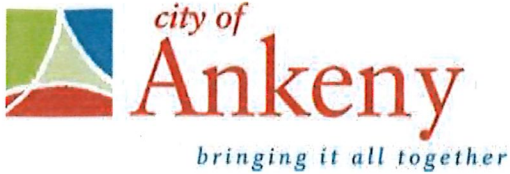
O. Property Taxes:

The following table sets forth an example of the property tax implications between Polk County and the City of Ankeny for a current residential property with an assessed valuation of \$150,000. The City of Ankeny will not be offering any property tax abatement with this annexation.

Jurisdiction	Valuation	Gross Tax
Polk County	\$150,000	\$3,010.05*
City of Ankeny	\$150,000	\$3,368.50*
*These numbers are an example and for reference only.		

P. Impact on Other Governmental and Quasi-Governmental Entities:

If the annexation is approved, there will be no impact on any other governmental or quasi-governmental entities, except that the public water supply services will be transitioned from Des Moines Water Works to the City of Ankeny in accordance with the agreement for the transition of such services.



ANNEXATION APPLICATION

To the Council of the City of Ankeny, Iowa:

We, being all of the owners of the following described territory adjoining the City of Ankeny, Iowa hereby make application to your Honorable Body to assent by resolution to such territory becoming a part of the City of Ankeny, Iowa. **Attached hereto is a plat of such territory showing the situation thereof with reference to the existing limits of the City.**

Property Address for this Voluntary Annexation or a Description of the General Location if an Address has not been assigned Parcel located at NW corner of intersection of NE 38th St and NE 102nd Ave. Geoparcels 8023-08-400-001. 138.95 acres total

Legal Description (attach, if lengthy) See Attached

Property Owner(s): Susan L. Albaugh, Susan L. Albaugh Revocable Trust

Address: 1515 NE 36th Street

Address: Ankeny, IA 50021

Phone #: 515-965-5249

Applicant / Contact DRA Properties / Dennis Albaugh

Address 1525 NE 36th Street, Ankeny, IA 50021

Phone #: 515-965-5249

Signed by:  **Date:** 11/12/24
(Property Owner) *

Date: _____
(Property Owners)

Date: _____
(Property Owners)

(Note: No other signature may be substituted for the Property Owner's Signature.)

and:  **Date:** 11/12/24
(Applicant/Contact)

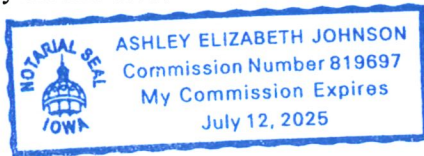
Original Signatures are Required

**If a limited liability corporation, association, trust, non-profit organization, or any other legal entity owns the property proposed for voluntary annexation, an agent or agents responsible for the affairs of the legal entity must sign the application as the property owner(s). It must be noted that the assignee(s) is (are) acting on behalf of the legal entity. In addition, documentation, such as incorporation documents, must be included that show the assignee's (assignees') authority to act on behalf of the legal entity. If the property owner is a religious institution, a written explanation must be provided on the institution's letterhead that the person(s) signing the application can act on behalf of the institution. One or more established leaders of the religious congregation must also attest the letter.*

STATE OF IOWA

COUNTY OF POLK

On this 12th day of November, 2024, before me, a Notary Public in and for Polk County, personally appeared Susan albaugh, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.



Ashley Elizabeth Johnson
Notary Public in and for
Polk County, Iowa

STATE OF IOWA

COUNTY OF POLK

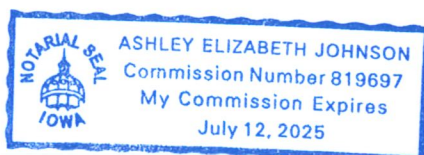
On this 12th day of November, 20 , before me, the undersigned, a Notary Public in Polk County and for the State of Iowa, personally appeared _____, to me personally known, who being by me duly sworn, did say that the person is one of the partners of _____ a partnership, and that the instrument was signed on behalf of the partnership by authority of the partners and the partner acknowledged the execution of the instrument to be the voluntary act and deed of the partnership by it and by the partner voluntarily executed.

Notary Public in and for
Polk County, Iowa

STATE OF IOWA

COUNTY OF POLK

On this 12th day of November, 2024 before me, a Notary Public in and for Polk County, Iowa, personally appeared Dennis Abaugh, to me personally known, who being by me duly sworn, did say that that person is manager of said corporation, that the seal affixed to said instrument is the seal of said corporation, or no seal has been procured by the said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its board of directors and the said Dennis Abaugh acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.



on by it voluntarily executed.

Ashley Elizabeth Olsen
Notary Public in and for
Polk County, Iowa

Legal Description

A parcel of land located in the SE 1/4 of Section 8, Township 80 North, Range 23 West of the 5th P.M., Douglas Township, Polk County, Iowa, described as follows: Beginning at the Southeast corner of said Section 8; thence North 90°00' West, 1353.9 feet; Thence North 1°01' East, 612.80 feet; thence South 89°58' West, 1293.10 feet; thence North 0°26' East, 2031.10 feet; thence South 90°00' East, 2636.50 feet; thence South 0°21' West, 2642.80 feet to the Point of Beginning, containing 141.95 acres, more or less including 3.00 acres of present established roads.



bringing it all together

ANNEXATION APPLICATION

To the Council of the City of Ankeny, Iowa:

We, being all of the owners of the following described territory adjoining the City of Ankeny, Iowa hereby make application to your Honorable Body to assent by resolution to such territory becoming a part of the City of Ankeny, Iowa. **Attached hereto is a plat of such territory showing the situation thereof with reference to the existing limits of the City.**

Property Address for this Voluntary Annexation or a Description of the General Location if an Address has not been assigned _____

Geoparcels 8023-08-200-002, 8023-05-400-001, and 8023-05-300-003. 338.63 acres total

Legal Description (attach, if lengthy) See Attached

Property Owner(s): DRA Properties, LC

Address: 1525 NE 36th Street

Address: Ankeny, IA 50021

Phone #: 515-965-5249

Applicant / Contact DRA Properties / Ashley Johnson

Address 1525 NE 36th Street, Ankeny, IA 50021

Phone #: 515-965-5249

Signed by:  Date: 1/9/25
(Property Owner) *

(Property Owners) Date: _____

(Property Owners) Date: _____

(Note: No other signature may be substituted for the Property Owner's Signature.)

and:  Date: 1/9/25
(Applicant/Contact)

Original Signatures are Required

**If a limited liability corporation, association, trust, non-profit organization, or any other legal entity owns the property proposed for voluntary annexation, an agent or agents responsible for the affairs of the legal entity must sign the application as the property owner(s). It must be noted that the assignee(s) is (are) acting on behalf of the legal entity. In addition, documentation, such as incorporation documents, must be included that show the assignee's (assignees') authority to act on behalf of the legal entity. If the property owner is a religious institution, a written explanation must be provided on the institution's letterhead that the person(s) signing the application can act on behalf of the institution. One or more established leaders of the religious congregation must also attest the letter.*

STATE OF IOWA

COUNTY OF POLK

On this _____ day of _____, 20____, before me, a Notary Public in and for Polk County, personally appeared _____, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.

Notary Public in and for
Polk County, Iowa

STATE OF IOWA

COUNTY OF POLK

On this ___ day of _____, 20____, before me, the undersigned, a Notary Public in Polk County and for the State of Iowa, personally appeared _____, to me personally known, who being by me duly sworn, did say that the person is one of the partners of _____ a partnership, and that the instrument was signed on behalf of the partnership by authority of the partners and the partner acknowledged the execution of the instrument to be the voluntary act and deed of the partnership by it and by the partner voluntarily executed.

Notary Public in and for
Polk County, Iowa

STATE OF IOWA

COUNTY OF POLK

On this 9 day of January, 2025, before me, a Notary Public in and for Polk County, Iowa, personally appeared Ashley Johnson, to me personally known, who being by me duly sworn, did say that that person is Chief Operating Officer of said corporation, that the seal affixed to said instrument is the seal of said corporation, or no seal has been procured by the said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its board of directors and the said Ashley Johnson acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.

Kelly Wing

Notary Public in and for
Polk County, Iowa



The Southeast Quarter (SE1/4) of Section 5, Township 80 North, Range 23, West of the 5th P.M., Polk County, Iowa.

AND

Southeast Quarter of the Southwest Quarter of Section 5, Township 80 North, Range 23, West of the 5th P.M., Polk County, Iowa

AND

The Northeast Quarter of Section 08, Township 80 North, Range 23 West of the 5th Principal Meridian, Polk County, Iowa; EXCEPT a tract of land more particularly described as follows: Commencing at the northeast corner of said Section 08; thence West 1109 feet to the point of beginning; thence West 880 feet; thence South 533 feet; thence East 880 feet; thence North 533 feet, to the point of beginning.



city of
Ankeny

bringing it all together

ANNEXATION APPLICATION

To the Council of the City of Ankeny, Iowa:

We, being all of the owners of the following described territory adjoining the City of Ankeny, Iowa hereby make application to your Honorable Body to assent by resolution to such territory becoming a part of the City of Ankeny, Iowa. **Attached hereto is a plat of such territory showing the situation thereof with reference to the existing limits of the City.**

Property Address for this Voluntary Annexation or a Description of the General Location if an Address has not been assigned 3555 NE 110th Ave, Ankeny, IA 50021
Geoparcel 8023-08-200-001 10.1 acres

Legal Description (attach, if lengthy) Beginning at the NE Corner of Section 08-80-23, Polk County, Iowa; thence west 1109 feet to the point of beginning; thence west 880 feet; thence south 533 feet; thence east 880 feet; thence north 533 feet to the point of beginning

Property Owner(s): John G Jensen Revocable Trust, Karen E Jensen Trust
Address: 8889 NE 38th St
Address: Ankeny, IA 50021
Phone #: _____

Applicant / Contact DRA Properties / Ashley Johnson
Address 1525 NE 36th Street, Ankeny, IA 50021
Phone #: 515-965-5249

Signed by: John G Jensen, Trustee **Date:** 11/19/24
(Property Owner) *
[Signature], Trustee **Date:** 11/19/24
(Property Owners)

(Property Owners) **Date:** _____

(Note: No other signature may be substituted for the Property Owner's Signature.)

and: Ashley Johnson **Date:** 11/19/24
(Applicant/Contact)

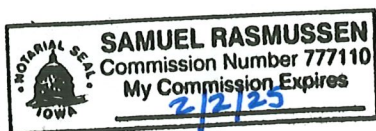
Original Signatures are Required

**If a limited liability corporation, association, trust, non-profit organization, or any other legal entity owns the property proposed for voluntary annexation, an agent or agents responsible for the affairs of the legal entity must sign the application as the property owner(s). It must be noted that the assignee(s) is (are) acting on behalf of the legal entity. In addition, documentation, such as incorporation documents, must be included that show the assignee's (assignees') authority to act on behalf of the legal entity. If the property owner is a religious institution, a written explanation must be provided on the institution's letterhead that the person(s) signing the application can act on behalf of the institution. One or more established leaders of the religious congregation must also attest the letter.*

STATE OF IOWA

COUNTY OF POLK

On this 14th day of November, 2024, before me, a Notary Public in and for Polk County, personally appeared John G. Jensen, John W. Jensen, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.



[Signature]
Notary Public in and for
Polk County, Iowa

STATE OF IOWA

COUNTY OF POLK

On this 14th day of November, 2024, before me, the undersigned, a Notary Public in Polk County and for the State of Iowa, personally appeared John G. Jensen, to me personally known, who being by me duly sworn, did say that the person is one of the partners of _____ a partnership, and that the instrument was signed on behalf of the partnership by authority of the partners and the partner acknowledged the execution of the instrument to be the voluntary act and deed of the partnership by it and by the partner voluntarily executed.

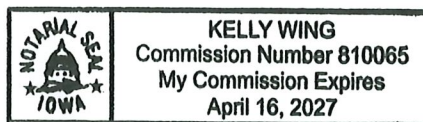
Notary Public in and for
Polk County, Iowa

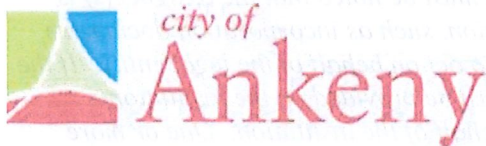
STATE OF IOWA

COUNTY OF POLK

On this 19 day of November, 2024, before me, a Notary Public in and for Polk County, Iowa, personally appeared Ashley Johnson, to me personally known, who being by me duly sworn, did say that that person is Chief Operating Officer of said corporation, that the seal affixed to said instrument is the seal of said corporation, or no seal has been procured by the said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its board of directors and the said Ashley Johnson acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.

[Signature]
Notary Public in and for
Polk County, Iowa





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ANNEXATION APPLICATION

To the Council of the City of Ankeny, Iowa:

We, being all of the owners of the following described territory adjoining the City of Ankeny, Iowa hereby make application to your Honorable Body to assent by resolution to such territory becoming a part of the City of Ankeny, Iowa. **Attached hereto is a plat of such territory showing the situation thereof with reference to the existing limits of the City.**

Property Address for this Voluntary Annexation or a Description of the General Location if an Address has not been assigned 3430 NE 102nd Ave, Ankeny, IA 50021
Geoparcel 8023-08-400-005 12.59 acres

Legal Description (attach, if lengthy) See Attached

Property Owner(s): James M. and Jodi K. Kahnk

Address: 3430 NE 102nd Ave

Address: Ankeny, IA 50021

Phone #: _____

Applicant / Contact DRA Properties / Ashley Johnson

Address 1525 NE 36th Street, Ankeny, IA 50021

Phone #: 515-965-5249

Signed by:

James M. Kahnk
(Property Owner) *

Date: 12-9-2024

Jodi Kahnk
(Property Owners)

Date: 12-9-2024

Date: _____

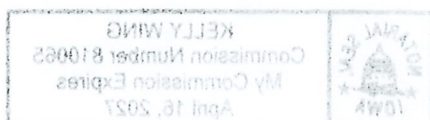
(Property Owners)

(Note: No other signature may be substituted for the Property Owner's Signature.)

and:

Ashley Johnson
(Applicant/Contact)

Date: 1/9/25



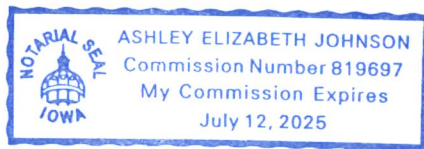
Original Signatures are Required

**If a limited liability corporation, association, trust, non-profit organization, or any other legal entity owns the property proposed for voluntary annexation, an agent or agents responsible for the affairs of the legal entity must sign the application as the property owner(s). It must be noted that the assignee(s) is (are) acting on behalf of the legal entity. In addition, documentation, such as incorporation documents, must be included that show the assignee's (assignees') authority to act on behalf of the legal entity. If the property owner is a religious institution, a written explanation must be provided on the institution's letterhead that the person(s) signing the application can act on behalf of the institution. One or more established leaders of the religious congregation must also attest the letter.*

STATE OF IOWA

COUNTY OF POLK

On this 9th day of December, 2024, before me, a Notary Public in and for Polk County, personally appeared Jim and Jodi Kask, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.



Ashley Elizabeth Johnson
Notary Public in and for
Polk County, Iowa

STATE OF IOWA

COUNTY OF POLK

On this ___ day of _____, 20___, before me, the undersigned, a Notary Public in Polk County and for the State of Iowa, personally appeared _____, to me personally known, who being by me duly sworn, did say that the person is one of the partners of _____ a partnership, and that the instrument was signed on behalf of the partnership by authority of the partners and the partner acknowledged the execution of the instrument to be the voluntary act and deed of the partnership by it and by the partner voluntarily executed.

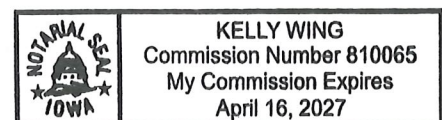
Notary Public in and for
Polk County, Iowa

STATE OF IOWA

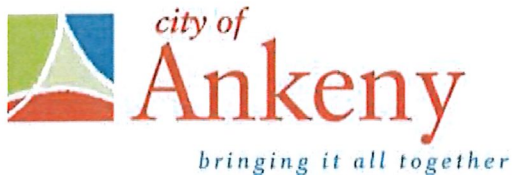
COUNTY OF POLK

On this 9 day of January, 2025, before me, a Notary Public in and for Polk County, Iowa, personally appeared Ashley Johnson, to me personally known, who being by me duly sworn, did say that that person is Chief Operating Officer of said corporation, that the seal affixed to said instrument is the seal of said corporation, or no seal has been procured by the said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its board of directors and the said Ashley Johnson acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.

Kelly Wing
Notary Public in and for
Polk County, Iowa



A parcel of land located in the Southeast Quarter (SE 1/4) of Section Eight (8), Township Eighty (80) North, Range Twenty-Three (23) West of the 5th P.M., Polk County, Iowa, and described as Follows: Beginning at the South Quarter, (S ¼) corner of said Section Eight (8), thence North 00°26' East, 611.80 feet; thence North 89°58' East, 1293.10 feet; thence South 01°01' West, 612.80 feet; thence North 90°00 West, 1286.8 feet to the point of beginning, except the East 315 feet thereof, containing 13.69 acres, more or less, subject to established roads.



ANNEXATION APPLICATION

To the Council of the City of Ankeny, Iowa:

We, being all of the owners of the following described territory adjoining the City of Ankeny, Iowa hereby make application to your Honorable Body to assent by resolution to such territory becoming a part of the City of Ankeny, Iowa. **Attached hereto is a plat of such territory showing the situation thereof with reference to the existing limits of the City.**

Property Address for this Voluntary Annexation or a Description of the General Location if an Address has not been assigned 3560 NE 102nd Ave, Ankeny, IA 50021
Geoparcel 8023-08-400-006 4.19 acres

Legal Description (attach, if lengthy) See Attached

Property Owner(s): Dennis R. Schmidt

Address: 3560 NE 102nd Ave

Address: Ankeny, IA 50021

Phone #: _____

Applicant / Contact DRA Properties / Ashley Johnson

Address 1525 NE 36th Street, Ankeny, IA 50021

Phone #: 515-965-5249

Signed by: Dennis R. Schmidt Date: 11-9-24
(Property Owner) *

(Property Owners) Date: _____

(Property Owners) Date: _____

(Note: No other signature may be substituted for the Property Owner's Signature.)

and: Ashley Johnson Date: 11/13/24
(Applicant/Contact)

Original Signatures are Required

**If a limited liability corporation, association, trust, non-profit organization, or any other legal entity owns the property proposed for voluntary annexation, an agent or agents responsible for the affairs of the legal entity must sign the application as the property owner(s). It must be noted that the assignee(s) is (are) acting on behalf of the legal entity. In addition, documentation, such as incorporation documents, must be included that show the assignee's (assignees') authority to act on behalf of the legal entity. If the property owner is a religious institution, a written explanation must be provided on the institution's letterhead that the person(s) signing the application can act on behalf of the institution. One or more established leaders of the religious congregation must also attest the letter.*

STATE OF IOWA

COUNTY OF POLK

On this 9 day of October, 2024, before me, a Notary Public in and for Polk County, personally appeared Dennis R. Schmidt, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.



Jeanine M. Reilly
Notary Public in and for
Polk County, Iowa

STATE OF IOWA

COUNTY OF POLK

On this ___ day of _____, 20___, before me, the undersigned, a Notary Public in Polk County and for the State of Iowa, personally appeared _____, to me personally known, who being by me duly sworn, did say that the person is one of the partners of _____ a partnership, and that the instrument was signed on behalf of the partnership by authority of the partners and the partner acknowledged the execution of the instrument to be the voluntary act and deed of the partnership by it and by the partner voluntarily executed.

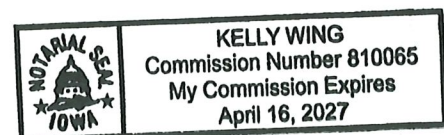
Notary Public in and for
Polk County, Iowa

STATE OF IOWA

COUNTY OF POLK

On this 13 day of November, 2024, before me, a Notary Public in and for Polk County, Iowa, personally appeared Ashley Johnson, to me personally known, who being by me duly sworn, did say that that person is Chief Operating Officer of said corporation, that the seal affixed to said instrument is the seal of said corporation, or no seal has been procured by the said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its board of directors and the said Ashley Johnson acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.

Kelly Wing
Notary Public in and for
Polk County, Iowa



A parcel of land located in the Southeast $\frac{1}{4}$ of Section 8, Township 80 North, Range 23 West of the 5th P.M., Polk County, Iowa and described as follows:

Commencing at the South $\frac{1}{4}$ corner of said Section 8; thence North $89^{\circ}50'59''$ East along the South line of said Southeast $\frac{1}{4}$, a distance of 971.49 feet to the point of beginning; thence North $0^{\circ}51'40''$ East 612.55 feet; thence North $89^{\circ}48'17''$ East 315.05 feet; thence South $0^{\circ}51'40''$ West 612.80 feet to said South line; thence South $89^{\circ}50'59''$ West along said South line 315.05 feet to the point of beginning and containing 4.43 acres (192,993 S.F.) and subject to a roadway exception being the South 33.00 feet thereof, said exception contains 0.24 acres (10,397 S.F.)



ANNEXATION APPLICATION

To the Council of the City of Ankeny, Iowa:

We, being all of the owners of the following described territory adjoining the City of Ankeny, Iowa hereby make application to your Honorable Body to assent by resolution to such territory becoming a part of the City of Ankeny, Iowa. **Attached hereto is a plat of such territory showing the situation thereof with reference to the existing limits of the City.**

Property Address for this Voluntary Annexation or a Description of the General Location if an Address has not been assigned 3185 NE 110th Ave, Ankeny, IA 50021
Geoparcels 8023-08-100-001 10.72 acres

Legal Description (attach, if lengthy) See Attached

Property Owner(s): Jason R. Smith and Melissa M. Smith

Address: 3185 NE 110th Ave

Address: Ankeny, IA 50021

Phone #: _____

Applicant / Contact DRA Properties / Ashley Johnson

Address 1525 NE 36th Street, Ankeny, IA 50021

Phone #: 515-965-5249

Signed by: Jason Smith **Date:** 3/6/25
(Property Owner) *

Melissa M. Smith **Date:** 3/6/25
(Property Owners)

Date: _____

(Property Owners)

(Note: No other signature may be substituted for the Property Owner's Signature.)

and: Ashley Johnson **Date:** 3/10/25
(Applicant/Contact)

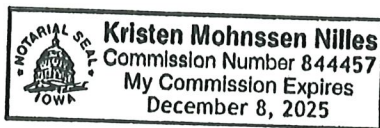
Original Signatures are Required

**If a limited liability corporation, association, trust, non-profit organization, or any other legal entity owns the property proposed for voluntary annexation, an agent or agents responsible for the affairs of the legal entity must sign the application as the property owner(s). It must be noted that the assignee(s) is (are) acting on behalf of the legal entity. In addition, documentation, such as incorporation documents, must be included that show the assignee's (assignees') authority to act on behalf of the legal entity. If the property owner is a religious institution, a written explanation must be provided on the institution's letterhead that the person(s) signing the application can act on behalf of the institution. One or more established leaders of the religious congregation must also attest the letter.*

STATE OF IOWA

COUNTY OF POLK

On this 6th day of March, 2025, before me, a Notary Public in and for Polk County, personally appeared Jason & Melissa Smith, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.




Notary Public in and for
Polk County, Iowa

STATE OF IOWA

COUNTY OF POLK

On this ___ day of _____, 20___, before me, the undersigned, a Notary Public in Polk County and for the State of Iowa, personally appeared _____, to me personally known, who being by me duly sworn, did say that the person is one of the partners of _____ a partnership, and that the instrument was signed on behalf of the partnership by authority of the partners and the partner acknowledged the execution of the instrument to be the voluntary act and deed of the partnership by it and by the partner voluntarily executed.

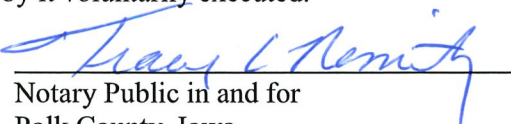
Notary Public in and for
Polk County, Iowa

STATE OF IOWA

COUNTY OF POLK

On this 10 day of March, 20___, before me, a Notary Public in and for Polk County, Iowa, personally appeared Ashley Johnson, to me personally known, who being by me duly sworn, did say that that person is CEO of said corporation, that the seal affixed to said instrument is the seal of said corporation, or no seal has been procured by the said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its board of directors and the said Ashley Johnson acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.




Notary Public in and for
Polk County, Iowa

Beginning at a point on the North line of the Northwest 1/4 of Section 8, Township 80 North, Range 23 West of the 5th P.M., Polk County, Iowa, said point being 521.04 feet West of the Northeast corner of the Northwest 1/4 of Section 8; thence N 90°00'00"W, 819.00 feet along said North line; thence S0°00'00" E, 570.00 feet; thence N 90°00'00" E, 819.00 feet; thence N 0°00'00" E, 570 feet to the point of beginning.

ANNEXATION APPLICATION

To the Council of the City of Ankeny, Iowa:

We, being all of the owners of the following described territory adjoining the City of Ankeny, Iowa hereby make application to your Honorable Body to assent by resolution to such territory becoming a part of the City of Ankeny, Iowa. **Attached hereto, is a plat of such territory showing the situation thereof with reference to the existing limits of the City.**

Property Address for this Voluntary Annexation or a Description of the General Location if an Address has not been assigned SE Corner of NE 36th St/NE 110th Ave and NE Four Mile Dr/NE 29th St

Legal Description (if necessary, provide attachment) See Attached

Property Owner(s): Threshold Otter Creek, LLC

Address: 7049 Vista Drive

Address: West Des Moines, Iowa 50266-9311

Phone #: _____

Signed by: _____



Date: 12/23/24

Property Owner Signature *

Brian Martin

Name (Print/Type)

Date: _____

Property Owners Signature

Name (Print/Type)

Date: _____

Property Owners Signature

Name (Print/Type)

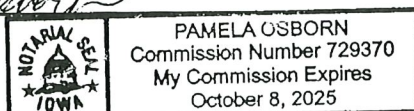
STATE OF IOWA, COUNTY OF POLK, ss

On this 23 day of December, 2024, before me, a Notary Public in and for Polk County, personally appeared Brian Martin, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.

Notary Public in and for Polk County, Iowa



(Notary Stamp)



STATE OF IOWA, COUNTY OF POLK, ss

On this _____ day of _____, 20____, before me, a Notary Public in and for Polk County, personally appeared _____, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.

Notary Public in and for Polk County, Iowa

(Notary Stamp)

STATE OF IOWA, COUNTY OF POLK, ss

On this 23 day of December, 2021, before me, a Notary Public in and for Polk County, personally appeared Brian Martin, to me personally known, who being by me duly sworn, did say that that person is the Manager (title) of said limited liability company executing the within and foregoing instrument to which this is attached; that no seal has been procured by the limited liability company; that the instrument was signed on behalf of the limited liability company by authority of its managers; and that Brian Martin, as said officer, acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the limited liability company, by it and by them voluntarily executed.



PAMELA OSBORN
Commission Number 729370
My Commission Expires
October 8, 2025 (Notary Stamp)

Notary Public in and for Polk County, Iowa

Pamela Osborn

Applicant / Contact Brian Martin

Address: 2049 Vista Dr, WDM, IA 50266

Phone #: _____

Signed by: [Signature] Date: 12/23/24

Applicant/Contact

Brian Martin

Name (Print/Type)

*If a limited liability corporation, association, trust, non-profit organization, or any other legal entity owns the property proposed for voluntary annexation, an agent or agents responsible for the affairs of the legal entity must sign the application as the property owner(s). It must be noted that the assignee(s) is (are) acting on behalf of the legal entity.

In addition, documentation, such as incorporation documents, must be included that show the assignee's (assignees') authority to act on behalf of the legal entity.

If the property owner is a religious institution, a written explanation must be provided on the institution's letterhead that the person(s) signing the application can act on behalf of the institution. One or more established leaders of the religious congregation must also attest the letter.

The Annexation Application will not be considered complete
unless it complies with all the submittal requirements.

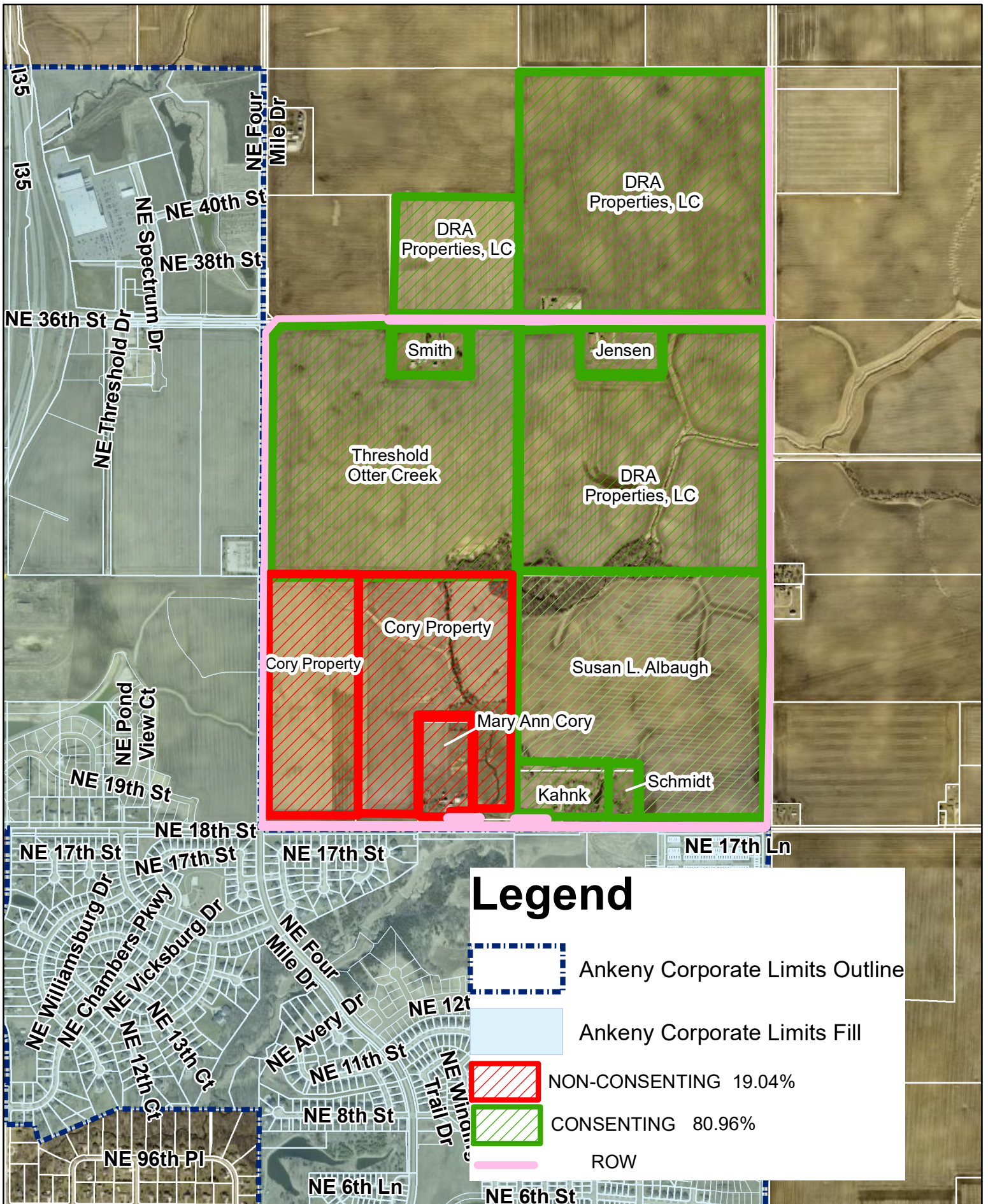
LEGAL 1

The Northwest ¼ of Section 8, Township 80 North, Range 23, West of the 5th P.M., Polk County, Iowa (except legally established highways and except the following parcel: Beginning at a point on the North line of the Northwest ¼ of said Section 8, 521.04 feet West of the Northeast corner of the Northwest ¼ of said section 8; thence N 90°00'W 819.0 feet along said North line; thence S 00°00'E 570.0 feet; thence N 90°00'E 819.0 feet; thence N 00°00'E 570.0 feet to the point of beginning),

Excluding THAT PART OF THE NORTHWEST QUARTER OF SECTION 08, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 08; THENCE NORTH 89 DEGREES 43 MINUTES 32 SECONDS EAST, A DISTANCE OF 457.62 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 13 SECONDS EAST, A DISTANCE OF 33.79 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 28 SECONDS WEST, A DISTANCE OF 347.89 FEET; THENCE SOUTH 39 DEGREES 31 MINUTES 20 SECONDS WEST, A DISTANCE OF 121.54 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 36 SECONDS WEST, A DISTANCE OF 272.23 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 10 SECONDS WEST, A DISTANCE OF 33.00 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 36 SECONDS EAST, A DISTANCE OF 398.50 FEET, TO THE POINT OF BEGINNING.

Subject to easements, covenants and restrictions of record.



N

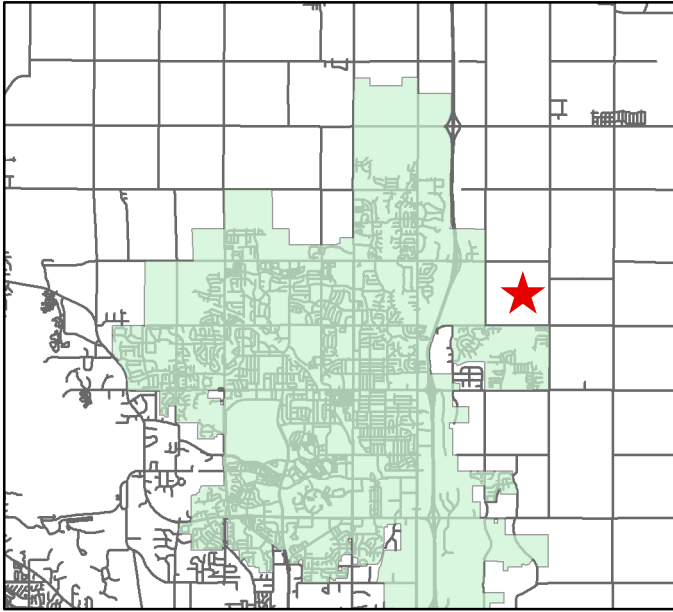


1 inch = 1,272 feet

Date: 3/13/2025

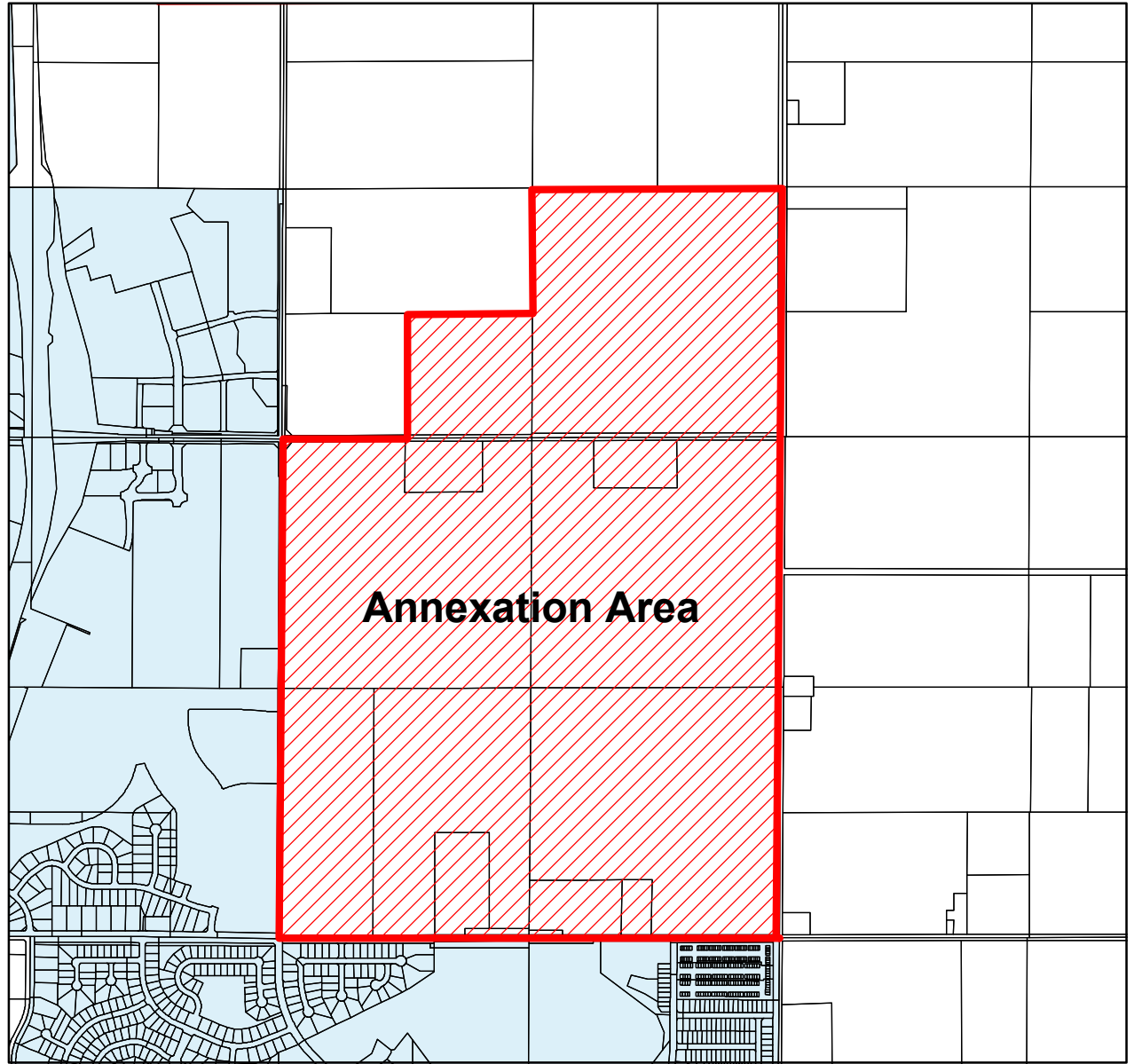
**2025 NE Ankeny DRA Properties
80/20 Voluntary Urbanized Annexation
Petitioned Property & Ownership Map**

Vicinity Map



Legal Description:
 "Section 08, Township 80 North, Range 23 West of the 5th Principal Meridian, Polk County, Iowa;
 AND
 The Southeast Quarter 05, Township 80 North, Range 23 West of the 5th Principal Meridian, Polk County, Iowa;
 AND
 The Southeast Quarter of the Southwest Quarter of Section 05, Township 80 North, Range 23 West of the 5th Principal Meridian, Polk County, Iowa;
 Containing 839.68 acres, more or less."

Property Owners:
 Susan L Albaugh Revocable Trust, Albaugh, Susan L, DRA Properties, LC, Kahnk, James M, Kahnk, Jodi K, Schmidt, Dennis R, John G. Jensen Revocable Trust; Karen E Jensen Trust; Jensen John W; Jensen John G; Threshold Otter Creek LLC; Melissa M Smith Revocable Trust; Jason R Smith Revocable Trust; Smith, Melissa M; Smith, Jason R; Mary Ann Cory Living Trust; Ira Patrick Cory Testamentary Trust; Cory, Mary Ann; Mitchell Elizabeth A; Cory, Thomas P; Cory, Joseph C, Joseph C. Cory, Michael P. Cory



1 inch = 1,800 feet

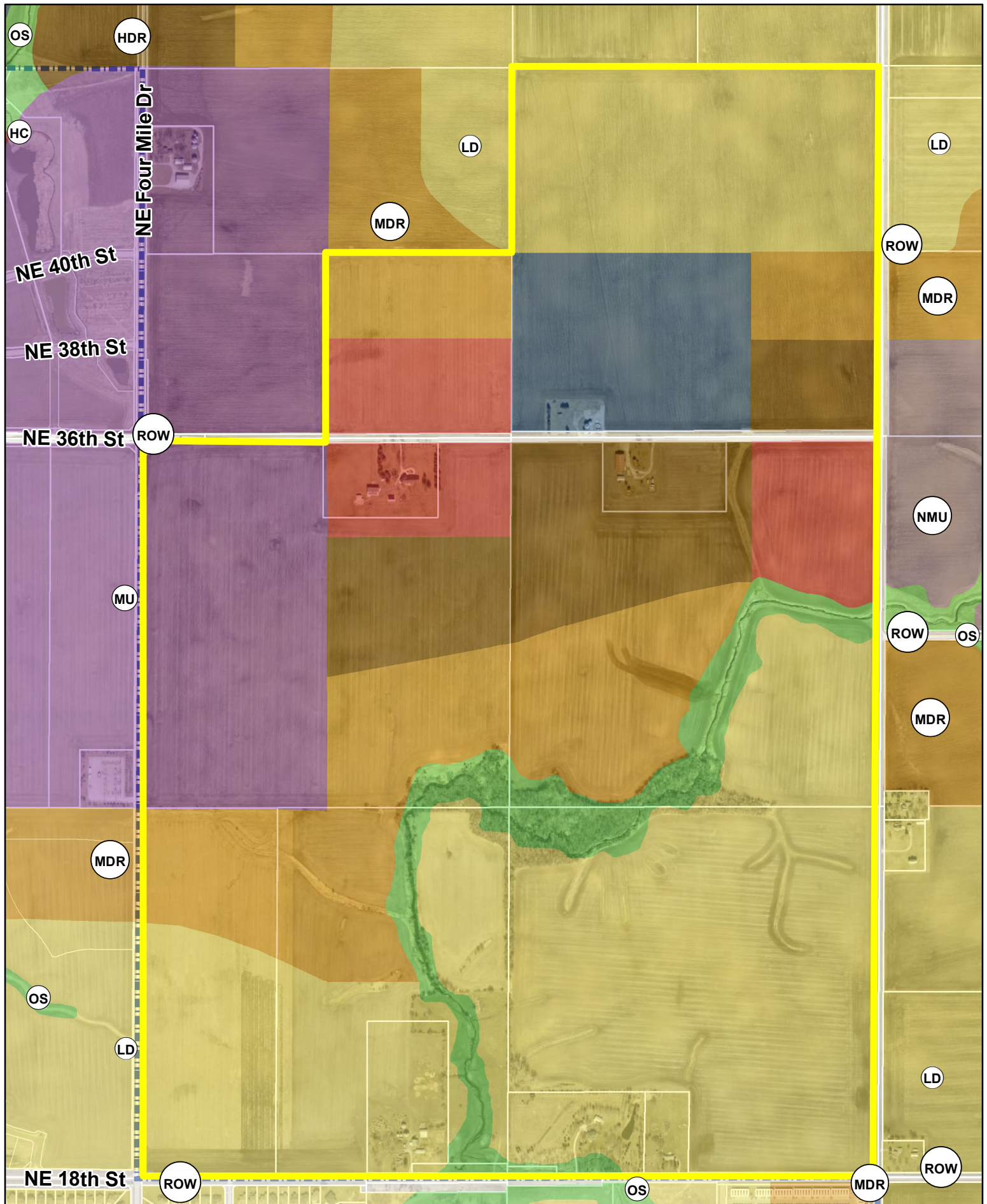
Annexation Map

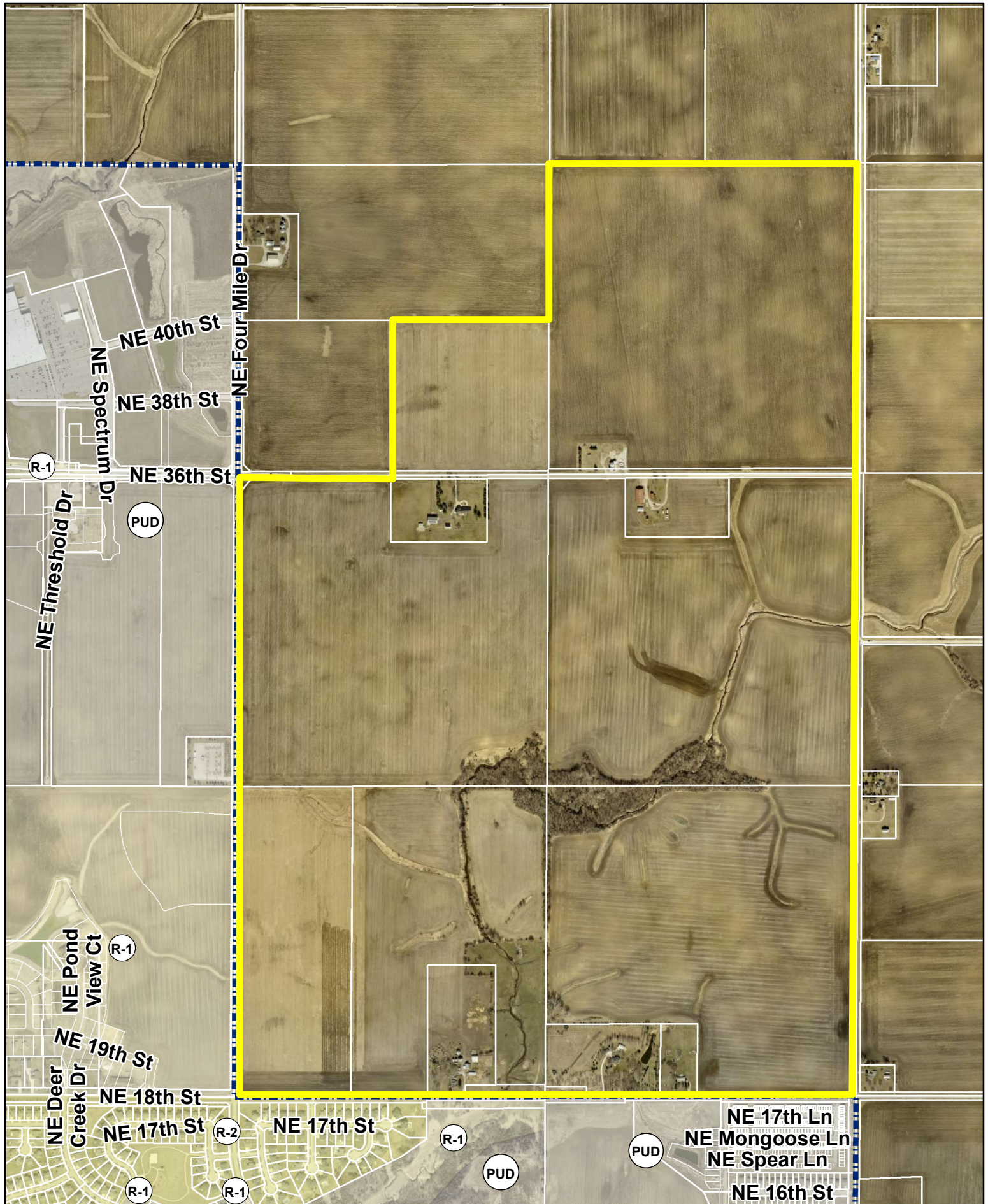
City of Ankeny

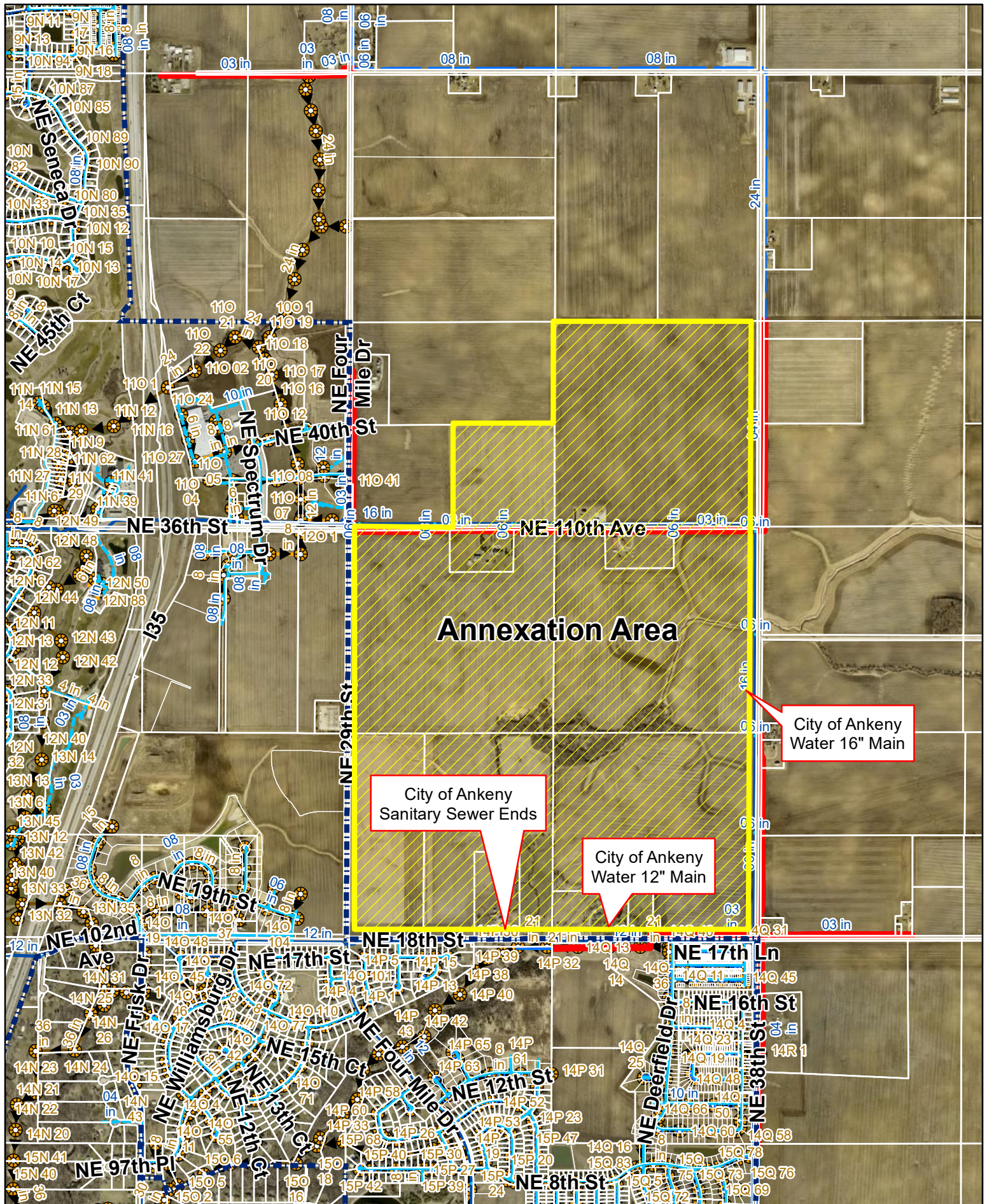
**2025 DRA NE Ankeny
DRA Properties Annexation**

**Sheet No.
1 of 1**

**City of Ankeny, Iowa
Community Development Department**
 Drawn By: LLH
 Checked by: EB
 Date: March 10, 2025







N

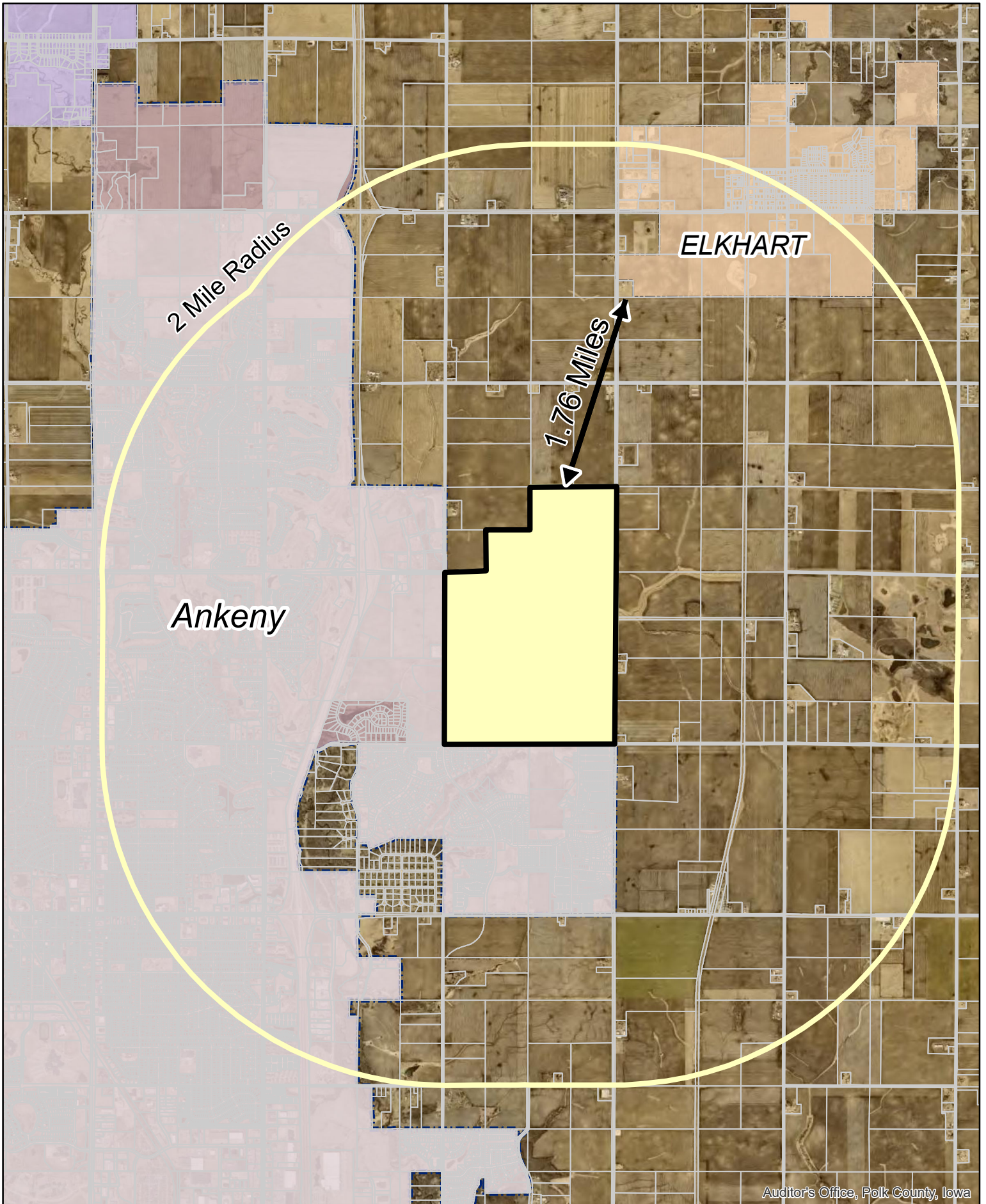


1 inch = 1,569 feet

Date: 3/12/2025

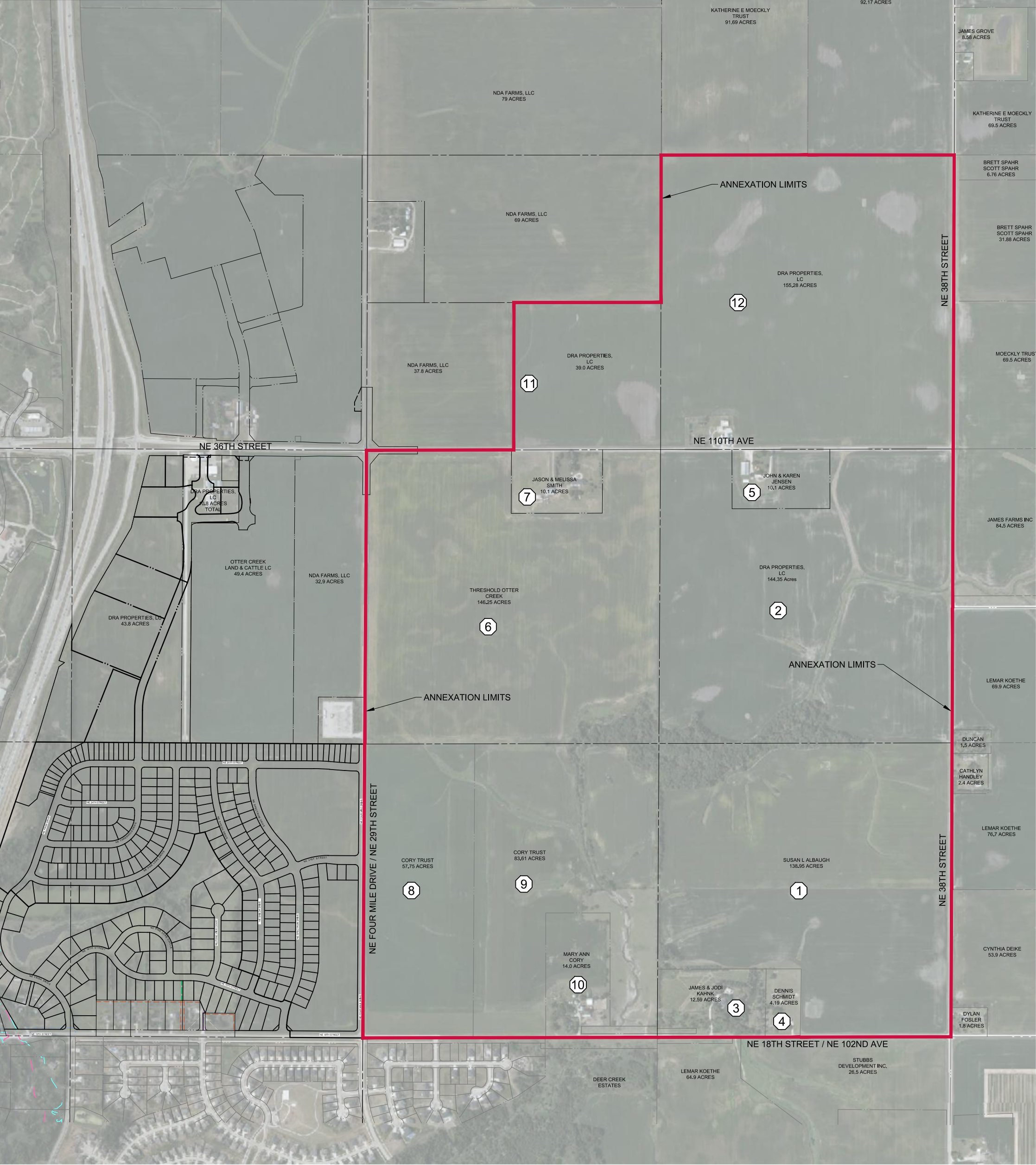
**2025 NE Ankeny DRA Properties
80/20 Voluntary Urbanized Annexation
Utility Map**





Auditor's Office, Polk County, Iowa

PARCEL #	PROPERTY OWNERS	LEGAL DESCRIPTION	NET PARCEL AREA		% OF ANNEX AREA	CONSENTING OWNERS
1	SUSAN L ALBAUGH	PART OF SE 1/4 SECTION 8-80-23	138.95	ACRES	17.02%	X
2	DRA PROPERTIES, LC	PART OF NE 1/4 SECTION 8-80-23	144.35	ACRES	17.69%	X
3	JAMES M & JODI K KAHNK	PART OF SE 1/4 SECTION 8-80-23	12.59	ACRES	1.54%	X
4	DENNIS R SCHMIDT	PARCEL B OF THE SE 1/4 SECTION 8-80-23	4.19	ACRES	0.51%	x
5	JOHN & KAREN JENSEN TRUST	PART OF NE 1/4 SECTION 8-80-23	10.10	ACRES	1.24%	X
6	THRESHOLD OTTER CREEK, LLC	PART OF NW 1/4 SECTION 8-80-23	146.25	ACRES	17.92%	X
7	JASON & MELISSA SMITH	PART OF NW 1/4 SECTION 8-80-23	10.10	ACRES	1.24%	X
8	CORY TRUST	W 3/4 W 1/2 SW 1/4 SECTION 8-80-23	57.75	ACRES	7.08%	
9	CORY TRUST	PART OF THE SW 1/4 SECTION 8-80-23	83.61	ACRES	10.24%	
10	MARY ANN CORY	PARCEL A OF THE SW 1/4 SECTION 8-80-23	14.00	ACRES	1.72%	
11	DRA PROPERTIES, LC	SE 1/4 SW 1/4 SECTION 5-80-23	39.00	ACRES	4.78%	X
12	DRA PROPERTIES, LC	SE 1/4 SECTION 5-80-23	155.28	ACRES	19.03%	X
	ROAD R.O.W.		23.51	ACRES		
		TOTAL AREA	839.68	ACRES		
		NET AREA LESS R.O.W.	816.16	ACRES		
		CONSENT AREA	660.81	ACRES		
		CONSENT %			80.97%	
NOTE: AREAS OBTAINED FROM POLK COUNTY AUDITOR DATABASE						



2025 NE ANKENY DRA PROPERTIES ANNEXATION



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

March 18, 2025

6:30 PM

Ted Rapp, Chair

Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

Director and Commissioner Reports

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL

ACTION REQUESTED

LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

1. March 17, 2025 City Council Report - Staff
2. Tentative Agenda items for Tuesday, April 8, 2025
3. Commissioner's Reports

ATTACHMENTS

None



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

March 18, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

City Council Representative

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL

ACTION REQUESTED

LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

April 7, 2025 - 5:30 p.m. - Staff

ATTACHMENTS

None



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

March 18, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

Consider MOTION to adjourn the meeting.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL

ACTION REQUESTED

LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

None

