

**Meeting Minutes**  
**Plan & Zoning Commission Meeting**

Tuesday, March 18, 2025

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

**CALL TO ORDER**

Chair Ted Rapp called the March 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, Trina Flack, and Todd Ripper. Absent: Glenn Hunter and Annette Renaud.

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

**AMENDMENTS TO THE AGENDA**

Motion by T.Flack to approve and accept the March 18, 2025 agenda without amendments. Second by T.Ripper. All voted aye. Motion carried 5 – 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 March 4, 2025 minutes of the Plan and Zoning Commission meeting.

Motion by T.Flack to approve the recommendations for Consent Agenda Items #1. Second by L.West. All voted aye. Motion carried 5 – 0.

**PUBLIC HEARING**

There were no public hearings.

**BUSINESS ITEMS**

**Item #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)**

Staff Report: L.Hutzell reported that the request is for an 80/20 Voluntary Urbanized Annexation of approximately 839.68 acres of land, adjacent to the City's northeastern boundary. The annexation area is 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. She stated that it is located within two miles of the City of Elkhart, which per Iowa Code, classifies the request as an urbanized annexation. L.Hutzell said 660.81 acres 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 and there is approximately 23.51 acres of public road right-of-way. She noted that the non-consenting properties are included in the annexation request to avoid the creation of islands, which is required per Iowa Code. L.Hutzell said that the annexation territory is currently classified as Agricultural Transition District on the Polk County Zoning Map and Urban Fringe Overlay on the Polk County Future Land Use Map. 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. She stated that if the annexation request is approved by the City Development Board, it will initially be zoned R-1, One-Family Residence District, which is consistent with all newly incorporated properties in the City of Ankeny. L.Hutzell presented an aerial map illustrating the surrounding roads and the current location of the sanitary sewer

and water mains. She explained that any requirements for parkland dedication will be evaluated when the property is platted. She further said that this annexation area is partially within the City of Ankeny Fire Protection District and is fully covered for EMA and will affect police coverage areas, as does all new development. The annexation area lies within the Ankeny Community School District boundary. L.Hutzell stated that a consultation meeting is scheduled for Monday, March 24, 2025. She stated that the proposed annexation complies with the City of Ankeny's annexation policy and is identified as a future growth area in The Ankeny Plan 2040 Comprehensive Plan. Public utilities exist in and around the annexation area, which can be extended to serve this area. Therefore, staff is recommending that the Plan and Zoning Commission recommend City Council approval of the 2025 NE Ankeny DRA Properties Annexation.

T.Flack asked what the response was from the Cory family regarding annexation. L.Hutzell responded that she has not heard directly from the Cory family but said that they received a letter and are aware of the annexation.

L.West clarified with staff that the location of the sanitary sewer line comes from the south to the edge of the proposed annexation area. She then inquired whether the property to the northwest of this proposed annexation area is considered a peninsula. E.Jensen said it is the beginning makings of a peninsula, so staff will have to be cautious moving forward with annexations to the north to close the land area up.

Adam Schoeppner, Nilles Associates, Inc., 1933 SW Magazine Road on behalf of DRA Properties, Inc. said that DRA did reach out to the Cory Trust family members several times. He shared that there are four family members as part of the Trust, but only three out of the four were in agreement to sign on as part of the annexation. Since they all did not come to an agreement, the annexation is an 80/20. He asked the Commission if they had any further questions.

There were no more questions from the Commission.

Motion by T.Ripper to recommend City Council approval of the 2025 NE Ankeny DRA Properties 80/20 Voluntary Urbanized Annexation. Second by R.Weisheit. Motion carried 4 – 0 – 1 (Abstain: T.Rapp).

## **REPORTS**

### **City Council Meeting**

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

### **Director's Report**

E.Jensen presented the tentative agenda items for the Tuesday, April 8, 2025 Plan and Zoning Commission meeting. He shared that the Plan and Zoning Commission Retreat will be on Tuesday, March 25, 2025 from Noon to 4:30 p.m. in the Ankeny City Council Chambers.

### **Commissioner's Reports**

R.Weisheit shared that the IDOT S Ankeny Boulevard project seems to be moving forward as he was notified of the project.

## **MISCELLANEOUS ITEMS**

April 7, 2025 – 5:30 p.m. City Council Meeting Representative: Staff

## **ADJOURNMENT**

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



Submitted by Brenda Fuglsang, Secretary  
Plan & Zoning Commission