

Meeting Minutes
Plan & Zoning Commission Meeting

Tuesday, April 22, 2025

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

CALL TO ORDER

Chair Ted Rapp called the April 22, 2025 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

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

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve and accept the April 22, 2025 agenda without amendments. Second by L.West. All voted aye. Motion carried 7 – 0.

COMMUNICATIONS

Motion by R.Weisheit to receive and file correspondence regarding the SWC of NW 36th Street and N Ankeny Boulevard. Second by G.Hunter. All voted aye. Motion carried 7 – 0.

CITIZEN'S REQUEST

Chair Rapp addressed the citizens asking if they were in attendance regarding the proposed Walmart at the SWC of NW 36th Street and N Ankeny Boulevard. The citizens responded, yes. He communicated that the Commission has read all the emails that were sent to them and are cognizant of all their concerns. He asked if there was a specific spokesperson who would like to speak.

Luke Steinfeldt, 512 NW 31st Street, Ankeny said regarding the correspondence that was just voted on, could the Commission elaborate more of what was all included. He asked if their petition with over 1,000 signatures was part of the correspondence. Chair Rapp responded that the correspondence included all the emails that were sent to the City office by Ankeny residents but there was not a petition. Luke Steinfeldt asked if they were to send a link to the petition, would that then be entered in for consideration. E.Jensen responded, yes. R.Weisheit said the correspondence received by the Commission was as of 5:00 p.m. Friday, April 18, 2025.

E.Jensen clarified that the Commission voted to receive and file the emails that citizens sent to City staff by the end of the day on Friday. He further shared that the Commission will receive and file them again, if and when, there is a public hearing. He shared that due to the volume of emails received, Staff wanted the Commission to see them ahead of time and that is why they were placed on this agenda. Typically, for a project that hasn't been scheduled or doesn't even have an agenda date, the correspondence would not be provided until the project is on the agenda. He reiterated that due to the volume of emails, Staff wants to provide it to the Commission as it is received.

E.Jensen further stated that any correspondence that was received after Friday, or that continues to come in, the Commission will continue, at every meeting, receive and file the correspondence. Further, Staff is compiling all the communication/correspondence into one packet so that, if or when, there is a public hearing, all correspondence will be submitted as part of that public record, the Commission will receive and file it at that meeting; and it will then all be part of the public hearing record.

Luke Steinfeldt wanted to know if they can review the correspondence. E.Jensen responded yes, anyone can if they want. He further shared that Staff made the decision not to make them viewable from our online system because a lot of people included their home phone numbers in the emails, and since this project has not been officially submitted and is not officially on any docket for review, Staff did not feel it was fair to those people who have submitted emails to have their private information out to the public at this time. E.Jensen further shared that it is technically public record and we can make a copy of the information for anyone who feels they would like it.

Luke Steinfeldt said that they asked Walmart during the neighborhood meeting if they could put a stop to what they are doing. He said that Walmart responded they are too far down the road to stop, they would not have invested this amount of resources if they were not going to build. Luke Steinfeldt commented that for this project not being officially submitted to the Commission or the Council, the citizens feel it is well on its way to being built. Chair Rapp thanked Mr. Steinfeldt for his comments/questions.

Susan Christopherson, 705 NW Reinhart Drive, Ankeny said her home is just one block away from this proposed location. She stated that when they built their home in 2017, they understood that the zoning for the area was primarily residential with an area for smaller businesses that would locate along NW 36th Street and N Ankeny Blvd. Susan Christopherson asked the Commission, as they read the correspondence, to take into consideration that all the residents who built homes in this area did it with the understanding that the property would stay residential. She noted the valuation of the homes in the area. She shared statistics, which indicated that when a Walmart is built near residential, there is a valuation loss to those homes. Susan Christopherson commented that they are concerned about the increased light pollution, the noise, garbage, the bags that will be blowing around, the run-off from the parking lot, and especially the safety as Walmart has the highest crime rate in the entire city. She is concerned for the safety in the neighborhood as it is full of young children with an elementary school just a couple of blocks away and it will also bring a lot of additional traffic into the neighborhood. Chair Rapp thanked Ms. Christopherson for her comments.

Chair Rapp reaffirmed with everyone in attendance that the Commission has read all the emails, which included some of the comments that were shared during this meeting. The Commission does understand their concerns and appreciates their attendance. He hopes that they will continue to be cognizant of how the Commission must go through the process.

CONSENT AGENDA ITEMS

Item #1. Minutes of the April 8, 2025 Plan and Zoning Commission meeting

Motion to approve and accept the April 8, 2025 minutes of the Plan and Zoning Commission meeting.

Item #2. Kimberley Crossing Plat 5 Final Plat

Motion to recommend City Council approval of Kimberley Crossing Plat 5 Final Plat.

Item #3. 3758 SE Convenience Boulevard - IAANG Aircraft Hangar Site Plan

Motion to approve the site plan for 3758 SE Convenience Boulevard, IAANG Aircraft Hangar.

Motion by G.Hunter to approve the recommendations for Consent Agenda Items #1 - #3. Second by R.Weisheit. All voted aye. Motion carried 7 – 0.

REPORTS

City Council Meeting

E.Jensen reported on the April 21, 2025 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the Tuesday, May 6, 2025 Plan and Zoning Commission meeting.

Commissioner's Reports

R.Weisheit shared that he will not be able to attend the May 6, 2025 meeting.

ADJOURNMENT

There being no further business, Chair Rapp moved to adjourn the meeting. Second by G.Hunter. Meeting adjourned at 6:41 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission