

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, August 5, 2025
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the August 5, 2025 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

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

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve and accept the August 5, 2025 agenda without amendments. Second by G.Hunter.
All voted aye. Motion carried 7 – 0.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

Chair Rapp shared that this portion of the meeting is for members of the public to speak regarding items, which are not listed as a public hearing on the agenda. When addressing the Commission, please provide your name, address, and use the podium.

There were no public comments.

CONSENT AGENDA ITEMS

Item #1. Minutes of the July 22, 2025 Plan and Zoning Commission meeting

Motion to approve and accept the July 22, 2025 minutes of the Plan and Zoning Commission meeting.

Item #2. 6925 SE Four Mile Drive – Old Dominion Freight Line Terminal Expansion Site Plan

Motion to approve the site plan for 6925 SE Four Mile Drive, Old Dominion Freight Line Terminal Expansion.

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

BUSINESS ITEMS

Item #3. Trestle Ridge Estates Phase 3 Preliminary Plat

Staff Report: L.Hutzell reported the Trestle Ridge Estates Phase 3 Preliminary Plat is a proposed 31.2-acre plat in the northwest quadrant of Ankeny, located east of NW Weigel Drive and south of the High Trestle Trail. It is currently zoned PUD, Planned Unit Development. She explained that the project includes the construction of 54-single family residential lots, an outlot sized at 10.68 acres for multi-family residential restricted to 10 units/acre and three outlots for open space/storm water management. The proposal includes public and private streets, and public utilities. She provided an overview of the public and private streets, including development access and noted that the preliminary plat shows a temporary turn around at the east end of NW 23rd for utilization during the construction phase. L.Hutzell further provided details on water service, storm sewer and noted that the drainage study was submitted with the preliminary plat. A floodplain permit will be required prior to any groundwork. She shared that the City's Parks Department has agreed to accept payment in lieu of parkland. Staff recommends that the Plan and Zoning Commission recommend City Council approval of the Trestle Ridge Estates Phase 3 Preliminary Plat; and accept the public street name NW Trailside Drive.

T.Rapp inquired about the length of the turnaround on the east end of NW 23rd Street.

Erin Ollendike, Civil Design Advantage, 4121 NW Urbandale Drive, Urbandale, said that NW 23rd Street will eventually extend to the east with a cul-de-sac. She noted that it would be a long dead-end street since the property is surrounded by a creek on all sides. They presented an aerial map showing the layout of the cul-de-sac.

R.Weisheit asked if there would be enough space for the detention pond in Outlot X when developed. Erin Ollendike responded, yes. She said between the three ponds they will satisfy what is needed for the development.

Motion by T.Flack to recommend City Council approval of the Trestle Ridge Estates Phase 3 Preliminary Plat and accept the public street name NW Trailside Drive. Second by G.Hunter. All voted aye. Motion carried 7 – 0.

REPORTS

City Council Meeting

E.Jensen reported on the August 4, 2025 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the Tuesday, August 19, 2025 Plan and Zoning Commission meeting and the July 2025 Building Permits Report.

Commissioner's Reports

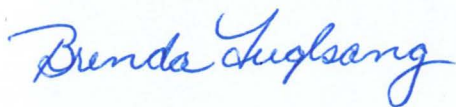
G.Hunter said that he heard homeowners are delisting their homes for sale, and it is up 47% from this time last year. He commented that this seems to follow in line with the building permit report on single-family homes.

T.Flack asked if there was a reason for the sidewalk gap on NW Weigel Drive. E.Jensen responded that he would follow up with the public works department and send the information to the Commission.

R.Weisheit asked if there was a timeline for NW 9th Street to be completed. E.Jensen shared that he will look into the project and send the information to the Commission.

ADJOURNMENT

There being no further business, Chair Rapp moved to adjourn the meeting. Second by G.Hunter. Meeting adjourned at 6:42 p.m.



Submitted by Brenda Fuglsang
Recording Secretary
Plan & Zoning Commission