PLAN AND ZONING COMMISSION

Meeting Agenda
Tuesday, September 16, 2025
6:30 PM

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

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack	Lisa West	Todd Ripper
Glenn Hunter		Phil Tuning

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 September 16, 2025 Agenda

Consider MOTION to approve and accept the September 16, 2025 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. **Minutes of the September 3, 2025 Plan and Zoning Commission meeting**

   Consider MOTION to approve and accept the September 3, 2025 minutes of the Plan and Zoning Commission meeting.

2. **1212 NW 36th Street - Heartland Assembly of God Building Addition Site Plan**

   Consider MOTION to approve the site plan for 1212 NW 36th Street, Heartland Assembly of God Building Addition Site Plan.

Consider MOTION to approve the recommendations for Consent Agenda Item(s) #1 - #2.

F. REMOVED CONSENT AGENDA ITEMS:

G. BUSINESS ITEMS:

3. Request to amend the Corporate Woods Business Park PUD, Planned Unit Development for property owned by Knapp-Elwell, LC.

Consider MOTION to recommend City Council approval of the request by Maven Crux Development, on behalf of Knapp-Ewell, LC, to amend the "Allowable Uses" section of the Corporate Woods Business Park Planned Unit Development, adding language described in Exhibit 'A'.

4. Rueter Ankeny Preliminary Plat and Rueter Ankeny Plat 1 Final Plat

Consider MOTION to recommend City Council approval of the Rueter Ankeny Preliminary Plat and accept the public street name NE Rueter Drive.

Consider a MOTION to recommend City Council approval of Rueter Ankeny Plat 1 Final Plat; and cost-sharing for the 12-in water main along NE Delaware Avenue and NE 72nd Street in an amount estimated to be $26,895, and for the cost of an 8-foot sidewalk along NE 72nd Street in an amount estimated to be $11,455.50 and for the cost of two, steel, pedestrian domes in the amount of $400.

H. REPORTS:

Director and Commissioner Reports

1. September 15, 2025, City Council Report
2. Tentative Agenda items for Tuesday, October 7, 2025
   Set Public Hearing for Tuesday, October 7, 2025 at 6:30 pm to consider:
   *Request to amend the Crosswinds Business Park PUD.
3. Commissioner's Reports

I. ADJOURNMENT:

Consider MOTION to adjourn the meeting.