

Meeting Minutes
Plan & Zoning Commission Meeting

Wednesday, September 3, 2025
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the September 3, 2025 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

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

AMENDMENTS TO THE AGENDA

Motion by G.Hunter to approve and accept the September 3, 2025 agenda without amendments. Second by R.Weisheit. All voted aye. Motion carried 5 – 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 August 19, 2025 Plan and Zoning Commission meeting

Motion to approve and accept the August 19, 2025 minutes of the Plan and Zoning Commission meeting.

Item #2. 2135 NE 36th Street - Casey's Store #5142 Site Plan

Motion to approve the site plan for 2135 NE 36th Street, Casey's Store #5142, subject to approval of the required COSESCO permit and fee; and approval of the SWPPP document.

Item #3. 1980 NW Briargate Drive - Triad Kids Gym Site Plan

Motion to approve the site plan for 1980 NW Briargate Drive, Triad Kids Gym, subject to approval of the required Storm Water Management easements and the required Public Water Main easement.

Motion by R.Weisheit to approve the recommendations for Consent Agenda Items #1 - #3. Second by P.Tuning. All voted aye. Motion carried 5 – 0.

PUBLIC HEARINGS

Item #4. Request to amend the Corporate Woods Business Park PUD, Planned Unit Development for property owned by Knapp-Elwell, LC.

Staff Report: B.Morrissey reported Maven Crux Development, on behalf of the property owner, Knapp-Elwell, LC, is proposing an amendment to the Corporate Woods Business Park Planned Unit Development (PUD). The request is to amend the "Allowable Uses" section of the PUD, adding additional language to the section. He stated that the PUD includes approximately 70.85-acres located east of Interstate-35 near the Corporate Woods Interchange and provided the zoning for the properties adjacent to the PUD. B.Morrissey presented The Ankeny Plan 2040 Future Land Use Map, which indicates the subject area as being suitable for either Office Business Park or Airport Business Park land uses. He explained that the applicant is proposing to amend the "Allowable Uses" section of the PUD to permit the owner to utilize the property for luxury indoor storage units that will store RV's, boats, cars, motorcycles,

and off-road vehicles. B.Morrissey stated that the "Allowable Uses" section of the current PUD permits a number of uses such as Offices, Research Facilities, Warehouses, Hotels, and Restaurants, among other uses. He said that the Prohibited Uses guidelines in the PUD do state that *"Buildings or structures designed and used solely for the purpose of leasing interior storage space for the storage of personal property" is prohibited*; and therefore, the applicant is proposing that the following language be added to the "Allowable Uses" section of the PUD:

"Storage facilities, for ownership and use by multiple third parties, for the leasing or selling of interior storage space for the storage of personal property, where a minimum of 35%, but no more than 45%, of the storage units are sold and the remaining storage units are leased; provided, that, such each storage unit shall not be smaller than 500 square feet and the height of each storage facility building shall be no less than 22 feet per single story. Said storage facility use shall only be permitted on that certain real estate currently identified as Parcel C and Parcel B of the PUD, which parcels are currently legally described as Outlot "R" and Outlot "S" in CORPORATE WOODS BUSINESS PARK PLAT 4.

He noted that the proposed language will only apply to these specific parcels and will not be applicable to the entire PUD area. B.Morrissey said the applicant has submitted the required number of rezoning petitions to initiate the PUD amendment and all legal notifications for this public hearing have been met. B.Morrissey stated that a complete staff report will be presented at the next Plan and Zoning commission meeting, which will address any comments, questions or concerns discussed during the public hearing.

G.Hunter asked if there was a reason why storage facilities were originally specifically excluded from the PUD. E.Jensen responded, that his understanding when reading the original PUD, there seemed to have a lot of emphasis on this being a gateway entrance to the city. He further commented that at that time, there were not really building material standards and the state of ministorage was different twenty years ago. E.Carstens agreed, and further shared that mini-storage was not just prohibited in this PUD, as there are quite a few zonings along the interstate corridor with similar conditions. He shared that there was a lot of conditional zoning in the mid 2000s. G.Hunter confirmed that the Commission will receive a site plan and elevations for their review and recommendation once the project gets to the site plan process. Staff responded, yes.

R.Weisheit confirmed that the existing conditions in the current PUD will remain the same. This amendment is just additional language being added to the PUD book. The restriction on storage facilities is not being removed from the PUD. E.Jensen responded, correct. The amendment only applies to the two parcels that are being presented and is specifically used for the type of use that has ownership, not just rentable space.

T.Rapp said they denoted doing landscaping on the east and the south side but assumes there will be something buffering the entrance ramp on the west since the area is recognized as being a gateway. E.Carstens responded, yes.

Ross Nichols, Maven Crux Development, 16852 Aurora Court, Clive, Iowa stated that this is a really neat project. It is specifically geared towards RV's and Boats and primarily sold as a condominium-style community, with a portion of the units for lease. They will have a refresh station, which is missing from a lot of the products in the market. He presented a draft rendering and stated that they have been working with city staff on this project to maintain aesthetic consistency with the surrounding development. Ross Nichols said it will have controlled access with cameras. He further stated that the units are sized at 22-feet in height, so that there can be mezzanine levels added to them for a personal office or man cave. He thanked the Commission for their time.

T.Rapp asked if there will be restroom facilities in the building. Ross said there will be two restroom facilities for all users of this space. In addition, the for-sale condos will be pre-plumbed and pre-wired for them to add full restrooms in their space, if they wish.

R.Weisheit asked how they would handle it if someone wanted more than one unit. Ross Nichols shared that with them being built back-to-back, they will have the ability to remove the demising wall for a pull-thru unit.

There was no one in the audience to speak for or against the request.

Motion by G.Hunter to close the public hearing, and receive and file documents. Second by P.Tuning. All voted aye. Motion carried 5 – 0.

Chair Ted Rapp addressed the audience after the public hearing to let them know that the item will come back to the Commission on Tuesday, September 16, 2025 for a recommendation to the City Council.

REPORTS

City Council Meeting

E.Jensen reported on the September 2, 2025 City Council meeting and the Council Action Planning Session.

Director's Report

E.Jensen presented the tentative agenda items for the Tuesday, September 16, 2025 Plan and Zoning Commission meeting and the August 2025 Building Permit Report.

Commissioner's Reports

There were no reports.

ADJOURNMENT

There being no further business, Chair Rapp moved to adjourn the meeting. Second by P.Tuning. Meeting adjourned at 6:47 p.m.



Submitted by Brenda Fuglsang
Recording Secretary
Plan & Zoning Commission