



ZONING BOARD OF ADJUSTMENT

Meeting Agenda
Tuesday, October 7, 2025
5:00 PM

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

Matt Ott, Chair
Jeffrey Baxter, Vice Chair

Nichole Sungren

Eric Strom

Brett Walker

Zoning Board of Adjustment regular meetings are held at 5:00 p.m. on the first and third Tuesday of each month, following the Monday City Council meetings. All Board of Adjustment 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:

C. MINUTES:

Minutes of the August 19, 2025 regular meeting.

D. COMMUNICATIONS:

E. PUBLIC HEARINGS:

Public Hearings are held during the Zoning Board of Adjustment's regular meetings. Those who wish to speak will be requested to step forward to the podium and must state their name and address. The order of the hearing shall be as follows: 1). The applicant's or appellant's presentation of the case; 2). The City staff position; 3). Any interested property owner's opinions; 4). The applicant's rebuttal. At the conclusion of all public testimony on a subject, the Board closes the public hearing. After the hearing, the Board shall deliberate the case. The applicant or appellant may withdraw his or her application or appeal at any time prior to the decision by the Zoning Board of Adjustment.

#25-10

Bos Fencing LLC

on behalf of Jacob Newell

for property located at

1007 NE Forest Ridge Drive

Lot 2, The Crossings at Deer Creek Plat 4

RE: Variance - Front Yard Setback - Fence

#25-11
Central Iowa Contractor Services LLC
on behalf of Brian and Shannon Knight
for property located at
1332 NE 55th Street
Lot 30, Kimberley Crossing Plat 1
RE: Variance - Rear Yard Setback - Covered Deck

F. REPORTS:

Renewed Special Use Permits

#19-10 Cancun Grill and Cantina 2, 2785 N Ankeny Boulevard, Suites 11 & 12
#16-13 Cabaret, 2785 N Ankeny Boulevard
#20-07 Birdies Tavern, 1975 N Ankeny Boulevard, Suite 117

G. ADJOURNMENT:

1. Request for Closed Session under Code Section 21.5.1 (c)

Consider motion to go into Closed Session, pursuant to the provisions of Iowa Code Section 21.5.1, subparagraph (c) "To discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation."

2. Motion to adjourn.