

Meeting Minutes
Plan & Zoning Commission Meeting

Tuesday, September 16, 2025

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

CALL TO ORDER

Chair Ted Rapp called the September 16, 2025 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

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

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve and accept the September 16, 2025 agenda without amendments. Second by G.Hunter. All voted aye. Motion carried 6 – 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 September 3, 2025 Plan and Zoning Commission meeting

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

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

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

Motion by P.Tuning to approve the recommendations for Consent Agenda Items #1 - #2. Second by R.Weisheit. All voted aye. Motion carried 6 – 0.

BUSINESS ITEMS

Item #3. 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-Ewell, LC, is proposing an amendment to the Corporate Woods Business Park Planned Unit Development (PUD). He stated that the PUD includes approximately 70.85-acres located east of Interstate-35 near the Corporate Woods Interchange. The request is to amend the "Allowable Uses" section of the PUD, adding additional language to the section 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. 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. B.Morrissey cited the proposed language (Exhibit A) that would be added to the "Allowable Uses" section of the PUD, if the request is approved. He noted that the proposed language will only apply to specific parcels within the PUD and will not be applicable to the entire PUD area. A public hearing was held on September 3, 2025, where there were general discussions between the Commission and staff. He reiterated the discussions from the public hearing, which

included that future site plans and building elevations will require Commission approval prior to any development on the site. Additionally, the PUD book does outline the conditions that future site plans and building elevations will have to adhere to, along with architectural and landscaping requirements. Staff recommends that the Plan and Zoning Commission 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'.

L.West asked whether there are any limitations due to the proximity of the airport. B.Morrissey said that it traditionally is the responsibility of the applicant to reach out to the FAA and verify if there are any additional requirements. R.Weisheit commented that there are height restrictions. E.Jensen responded that the FAA height restriction is roughly 140-feet and the zoning for the area restricts buildings to 35 feet in height.

Ross Nichols, Maven Crux Development, had no further comments for the Commission.

Motion by L.West 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'. Second by R.Weisheit. All voted aye. Motion carried 6 – 0.

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

Staff Report: L.Hutzell reported that the Rueter Ankeny Preliminary Plat is a proposed 69.53-acre plat located south of NE 72nd Street, east of NE Delaware Avenue and west of Interstate 35. The preliminary plat proposes 22 lots for development. She shared that lots 1-3, 7, 8 Outlot Y and Outlot Z are zoned C-2, and lots 4-6 are zoned PUD. L.Hutzell said that the preliminary plat creates NE Rueter Drive, which extends through the development providing access to both NE 72nd Street to the north and NE Delaware Avenue to the west. She noted that for the lots without direct frontage onto NE Rueter Drive, a series of private drives will allow for adequate access.

L.Hutzell reported that the Rueter Ankeny Plat 1 Final Plat is the first plat for this development with eight lots. The plat shows access extending southward from NE 72nd Street via NE Rueter Drive, serving lots 1, 2, 5, 6, and 8; and lots 3 and 4 will be accessed through an existing private drive branching east from NE Rueter Drive. She stated that both the Preliminary and Final Plats specify that the developer is responsible for implementing any recommendations arising from the ongoing traffic impact study concerning NE Rueter Drives' connections to NE 72nd Street and NE Delaware Avenue. She said the Final Plat shows that there are two outlots for future development, an outlot for stormwater management, and it establishes the required utilities and easements. She commented that an 8-foot sidewalk is also proposed along NE 72nd Street, which the applicant is requesting cost sharing. She then provided an overview on the proposed utilities within the development and said that the stormwater for the majority of the plat drains southeast to the existing basins shown in Outlot X. Staff recommends that the Plan and Zoning Commission recommend City Council approval of the Rueter Ankeny Preliminary Plat and accept the public street name NE Rueter Drive; and that the Plan and Zoning Commission recommend City Council approval of Rueter Ankeny Plat 1 Final Plat; and cost sharing for the 12-inch 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.

T.Rapp asked if there is a density point where NE Rueter Drive may need to extend to NE Delaware Avenue. L.Hutzell said she would defer the question to the applicant.

Doug Mandernach, Civil Design Advantage, LLC, 4121 NW Urbandale Drive, Urbandale, Iowa said the traffic study that they are working on now is addressing the development that is currently being proposed, which is the eight lots. He stated that preliminary reports show that NE 72nd Street should be able to handle the traffic as of today with the

eight lots. Doug Mandernach said that future development of the outlots to the west, will deem the need to extend NE Rueter Drive to NE Delaware.

R.Weisheit asked if there will be any direct access from NE 72nd Street to this development. Doug Mandernach responded that there is no direct access from NE 72nd Street, it will all be from NE Rueter Drive.

T.Rapp asked if the existing access to Rueter's Equipment will be affected by this project. Doug Mandernach responded, no. T.Rapp asked if the public utilities from this plat will provide public utilities to the implement dealer. Doug Mandernach responded, yes.

E.Carstens clarified that the DOT were requiring Rueter's Equipment to alter their access on NE 72nd Street, so they went ahead and built a portion of NE Rueter Drive, to public street standards, so that they did not have to redo their access twice.

There were no further questions from the Commission.

Motion by G.Hunter to recommend City Council approval of the Rueter Ankeny Preliminary Plat and accept the public street name NE Rueter Drive. Second by T.Flack. All voted aye. Motion carried 6 – 0.

Motion by G.Hunter 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. Second by T.Flack. All voted aye. Motion carried 6 – 0.

REPORTS

City Council Meeting

E.Jensen reported on the September 15, 2025 City Council meeting.

Director's Report

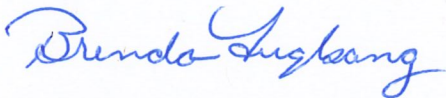
E.Jensen presented the tentative agenda items for the Tuesday, October 7, 2025 Plan and Zoning Commission meeting and noted that there will be a public hearing on the October 7th agenda for a request to amend the Crosswinds Business Park PUD.

Commissioner's Reports

There were no reports.

ADJOURNMENT

There being no further business, Chair Rapp moved to adjourn the meeting. Meeting adjourned at 6:52 p.m.



Submitted by Brenda Fuglsang
Recording Secretary
Plan & Zoning Commission