

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, October 7, 2025
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the October 7, 2025 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

Absent: Trina Flack.

Staff present: Eric Jensen, Eric Carstens, Bryan Morrissey, Jake Heil, Ryan Kirschman and Brenda Fuglsang.

Chair Ted Rapp shared that former Ankeny Mayor Merle Johnson has passed away. T.Rapp expressed his appreciation for Merle Johnsons' service and countless contributions to the City of Ankeny.

AMENDMENTS TO THE AGENDA

Motion by G.Hunter to approve and accept the October 7, 2025 agenda without amendments. Second by P.Tuning. 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.

Clay Silver, Clapsaddle-Garber Associations, Inc. (CGA), 2413 Grand Avenue, Des Moines, Iowa referencing Consent Agenda - Item #2. 1503 S Ankeny Boulevard - U-Haul Self Storage Parking Lot Improvements Site Plan. He shared that they have a last-minute change on one of their plan sets. He stated that the plan set showed some individual storage units that actually sit on the pavement, which will no longer be part of their design. He presented the drawing and showed the Commission specifically what will be removed.

R.Weisheit said the information that was provided showed the RV covering, but he did not see documents such as materials or colors. G.Hunter commented that the canopy was shown in the elevations. J.Heil responded by showing the rendering of the canopy. They are steel beams with the same metal structure as the roof of the storage units. T.Rapp asked when it states "by others" on the site plan, does it mean A&M?

Randy Dickson, U-Haul, 6310 Douglas Avenue, Des Moines, Iowa stated that the elevation shows the style of canopy they are planning to use, but they have not yet awarded the bid for the canopies. He stated that A&M is U-Haul's marketing department that creates the drawings, showing what it will essentially look like, everything will be metal from top to bottom. T.Rapp confirmed that when they award the contract, there will be final drawings provided. Randy Dickson responded, yes. E.Carstens shared that when they apply for the permits, Jake Heil will review the drawings.

CONSENT AGENDA ITEMS

Item #1. Minutes of the September 16, 2025 Plan and Zoning Commission meeting

Motion to approve and accept the September 16, 2025 minutes of the Plan and Zoning Commission meeting.

Item # 2. 1503 S Ankeny Boulevard - U-Haul Self Storage Parking Lot Improvements Site Plan

Motion to approve the site plan for 1503 S Ankeny Boulevard, U-Haul Self Storage Parking Lot Improvements Site Plan.

Item #3. 3115 SE 36th Circle - C&A Transportation Site Plan

Motion to approve the site plan for 3115 SE 36th Circle, C&A Transportation.

Motion by L.West to approve the recommendations for Consent Agenda Items #1 - #3. Second by R.Weisheit. All voted aye. Motion carried 6 – 0.

PUBLIC HEARINGS

Item #4. Request by City staff to amend the Crosswinds Business Park PUD, Planned Unit Development Zoning

Staff Report: J.Heil reported that at the request of City staff, the City Council initiated a potential rezoning to amend the Crosswinds Business Park PUD, Planned Unit Development. He stated that the subject rezoning is comprised of approximately 444 acres, and is generally located south of SE Corporate Woods Drive, east of Interstate 35, west of SE Four Mile Drive and north of SE 90th Street/NE 54th Avenue. Surrounding properties to the north are zoned R-1, Corporate Woods Business Park PUD and C-2, and properties to the east are zoned Rural Residential (Polk County). Properties to the south are zoned R-1, and I-80 Commerce Center PUD, and properties to the west are zoned Heavy Industrial District (Polk County). He stated that the Crosswinds Business Park PUD was originally approved by the City Council on October 10, 2008 and shared staff's opinion that certain amendments are needed for the PUD's continued development. The following proposed changes include:

1. Addition of data centers as an allowable use in a designated area; and
2. Addition of electrical substations as an allowable use in a designated area. The parcels below are affected by this recommended:
 - o Outlot V Crosswinds Business Park Plat 1
 - o Outlot Y Crosswinds Business Park Plat 1
 - o Outlot Z Crosswinds Business Park Plat 1
 - o The SE ¼ of the SE ¼ of Section 7, Township 79 North, Range 23 West of the 5th P.M., in and forming a part of the City of Ankeny, Polk County, Iowa.
3. Broadening the allowable products that can be manufactured, assembled, compounded, processed and packaged, with a list of exceptions:
 - Manufacturing, assembly, compounding, processing and packaging with the exception of the following products/materials:
 - a. Acid
 - a. Cement, Lime, Gypsum and Plaster of Paris
 - b. Explosives
 - c. Fertilizer
 - d. Gas
 - e. Glue
 - f. Rubber
 - g. Or other similar hazardous products/materials or processes.

J.Heil shared that City staff have met with five separate owners, comprising 74% of the land area within the Crosswinds Business Park PUD, regarding the proposed changes to the PUD. None of the property owners objected to the proposed changes and welcomed the greater flexibility. Staff will present a complete staff report at the next Plan and Zoning Commission meeting on October 21, 2025.

G.Hunter said the original PUD did not exclude the substation and inquired why it is being added. E.Carstens stated that it was not specifically listed as an allowable use, which leaves it up to interpretation. He then further provided details of why staff felt it was appropriate to have it listed in the PUD, specifically for these parcels.

G.Hunter said he understands that technology is changing, but asked if the substation operates by cooling water. T.Rapp commented that the previously approved substation to the south does not. T.Rapp noted that he prefers the format of excluding uses rather than trying to list everything allowed in the PUD. 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 T.Rapp. All voted aye.
Motion carried 6 – 0.

Chair Ted Rapp shared that the item will come back to the Commission on October 21, 2025. City Staff will present their report and the Commission will deliberate and make a recommendation to the City Council.

REPORTS

City Council Meeting

E.Jensen reported on the October 6, 2025 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the Tuesday, October 21, 2025 Plan and Zoning Commission meeting and presented the September 2025 Building Permit Report.

Commissioner's Reports

There were no reports.

ADJOURNMENT

There being no further business, Chair Rapp moved to adjourn the meeting. Meeting adjourned at 6:55 p.m.



Submitted by Brenda Fuglsang
Recording Secretary
Plan & Zoning Commission