

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, October 21, 2025
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the October 21, 2025 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

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

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve and accept the October 21, 2025 agenda without amendments. Second by G.Hunter. All voted aye. Motion carried 6 – 0.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

There were no requests.

CONSENT AGENDA ITEMS

Item #1. Minutes of the October 7, 2025 Plan and Zoning Commission meeting

Motion to approve and accept the October 7, 2025 minutes of the Plan and Zoning Commission meeting.

Item # 2. Northgate Plat 8 Final Plat

Motion to recommend City Council approval of Northgate Plat 8 Final Plat; and authorize a cost participation request for modified subbase, perforated subdrain, sidewalk oversizing and truncated domes along NE Trilein Drive in the amount estimated to be \$138,343.50.

Item #3. 1485 NE 72nd Street - Casey's General Store Site Plan

Motion to approve the site plan for 1485 NE 72nd Street, Casey's General Store Site Plan.

Item #4. Darling Acres Plat 1 Final Plat (County)

Motion to recommend City Council approval of Darling Acres Plat 1 Final Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

Item #5. The Reserve at Cherry Glen Preliminary Plat (County)

Motion to recommend City Council approval of The Reserve at Cherry Glen Preliminary Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Requirements.

Motion by L.West to approve the recommendations for Consent Agenda Items #1 - #5. Second by P.Tuning. All voted aye. Motion carried 6 – 0.

Commissioner R.Weisheit arrived at 6:32 pm.

BUSINESS ITEMS

Item #6. Request by City staff to amend the Crosswinds Business Park PUD, Planned Unit Development Zoning

Staff Report: J.Heil reported that City staff is requesting to amend the Crosswinds Business Park PUD, Planned Unit Development. He shared that the PUD was originally zoned in 2008 and is comprised of approximately 444 acres. It 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. He noted the zoning for the surrounding properties and presented the Future Land Use Map for the area. J.Heil stated that staff's opinion is that certain amendments are needed for the PUD's continued development. He shared the changes being proposed include the addition of data centers and electrical substations as an allowable use in a designated area; and broadening the allowable products that can be manufactured, assembled, compounded, processed and packaged, with a list of exceptions. He said that during the public hearing there were brief discussions between the Commission and staff about electrical substations being their own allowed use. No one in the audience spoke for or against the request. J.Heil shared that City staff have met with five separate property owners, comprising of 74% of the land area within the Crosswinds Business Park PUD, regarding the proposed changes to the PUD and none of the property owners objected to the proposed changes, and welcomed the greater flexibility. He said that it is in staff's opinion that the proposed amendments to the Crosswinds Business Park PUD provide greater flexibility and clarification on allowable uses but does not revise the original vision and intent of the development. Staff recommends the Plan and Zoning Commission recommend City Council approval of the request by City staff, to amend the Crosswinds Business Park PUD, Planned Unit Development zoning.

Motion by T.Flack to recommend City Council approval of the request by City staff, to amend the Crosswinds Business Park PUD, Planned Unit Development zoning. Second by G.Hunter. All voted aye. Motion carried 7 – 0.

REPORTS

City Council Meeting

E.Jensen reported on the October 20, 2025 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the Tuesday, November 4, 2025 Plan and Zoning Commission meeting.

Commissioner's Reports

Chair Ted Rapp, Commissioner Trina Flack, and staff shared that they were very pleased with the outcome of the APA State Conference in Ankeny.

ADJOURNMENT

There being no further business, Chair Rapp moved to adjourn the meeting. Meeting adjourned at 6:48 p.m.

Brenda Fuglsang

Submitted by Brenda Fuglsang
Recording Secretary
Plan & Zoning Commission