



# PLAN AND ZONING COMMISSION

**Meeting Agenda  
Tuesday, December 16, 2025  
6:30 PM**

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

Ted Rapp, Chair  
Randy Weisheit, Vice Chair

Trina Flack  
Glenn Hunter

Lisa West

Todd Ripper  
Phil Tuning

Plan and Zoning Commission regular meetings are held at 6:30 p.m. on the first and third Tuesdays of each month, following the Monday City Council meetings. All Plan and Zoning Commission 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:**

**Approval of the December 16, 2025 Agenda**

Consider MOTION to approve and accept the December 16, 2025 agenda without amendments.

**C. CITIZEN'S REQUEST:**

**D. CONSENT AGENDA ITEMS:**

**1. Minutes of the December 2, 2025 Plan and Zoning Commission meeting**

Consider MOTION to approve and accept the December 2, 2025, minutes of the Plan and Zoning Commission meeting.

**E. REPORTS:**

**1. Economic Update: Economic Development Director, Derek Lord**

**2. Director and Commissioner Reports**

a. December 15, 2025, City Council Report

- b. Tentative Agenda items for Tuesday, January 6, 2026
- c. Commissioner's Reports

**F. ADJOURNMENT:**

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

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ITEM NAME

Approval of the December 16, 2025 Agenda

ORIGINATING DEPARTMENT  
Community Development

COUNCIL GOAL  
Ensure Economic Vitality

ACTION REQUESTED  
Motion  
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to approve and accept the December 16, 2025 agenda without amendments.

ATTACHMENTS

None





PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

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ITEM NAME

Minutes of the December 2, 2025 Plan and Zoning Commission meeting

ORIGINATING DEPARTMENT  
Community Development

COUNCIL GOAL  
Ensure Economic Vitality

ACTION REQUESTED  
Motion  
LEGAL

EXECUTIVE SUMMARY

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ACTION REQUESTED

Consider MOTION to approve and accept the December 2, 2025, minutes of the Plan and Zoning Commission meeting.

ATTACHMENTS

1. P&Z Minutes 2025-12-02

**Meeting Minutes**  
**Plan & Zoning Commission Meeting**  
Tuesday, December 2, 2025  
Ankeny City Council Chambers, Second Floor  
1250 SW District Drive, Ankeny, Iowa

**CALL TO ORDER**

Chair Ted Rapp called the December 2, 2025, meeting of the Plan & Zoning Commission to order at 6:30 p.m.

**ROLL CALL**

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

Staff present: Eric Jensen, Eric Carstens, Bryan Morrissey, Laura Hutzell, Ryan Kirschman, Megan Flynn, Brenda Fuglsang.

**AMENDMENTS TO THE AGENDA**

Motion by T.Flack to approve and accept the November 18, 2025, agenda without amendments. Second by G.Hunter. All voted aye. Motion carried 7 – 0.

**COMMUNICATIONS**

There were no communications.

**CITIZEN'S REQUEST**

There were no requests.

**CONSENT AGENDA ITEMS**

**Item #1. Minutes of the November 18, 2025, Plan and Zoning Commission meeting**

Motion to approve and accept the November 18, 2025, minutes of the Plan and Zoning Commission meeting.

**Item #2. Ash Crossing Plat 1 Final Plat**

Motion to recommend City Council approval of Ash Crossing Plat 1 Final Plat.

**Item #3. 4750 NW Ash Drive - NW Ash Drive Substation Site Plan**

Motion to approve the site plan for 4750 NW Ash Drive, NW Ash Drive Substation, subject to the applicant using at least two earth-toned colors for the security wall and recordation of Ash Crossing Plat 1 Final Plat.

**Item #4. Kimberley Villas Plat 4 Final Plat**

Motion to recommend City Council approval of Kimberley Villas Plat 4 Final Plat.

**Item #5. Kimberley Villas Plat 5 Final Plat**

Motion to recommend City Council approval of Kimberley Villas Plat 5 Final Plat.

**Item #6. Kimberley Villas Phase II Site Plan**

Motion to approve the site plan for Kimberley Villas Phase II.

Motion by L.West to approve the recommendations for Consent Agenda Items #1 - #6. Second by P.Tuning. All voted aye. Motion carried 7 – 0.

## **REPORTS**

### **City Council Meeting**

E.Jensen reported on the December 1, 2025, City Council meeting.

### **Director's Report**

E.Jensen presented the tentative agenda items for Tuesday December 16, 2025, Plan and Zoning Commission meeting and the November 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 6:41 p.m.

*Brenda Fuglsang*

Submitted by Brenda Fuglsang  
Recording Secretary  
Plan & Zoning Commission



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1. Economic Update: Economic Development Director, Derek Lord

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Community Development

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2. Director and Commissioner Reports

ORIGINATING DEPARTMENT  
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ATTACHMENTS

None



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