

**Meeting Minutes**  
**Plan & Zoning Commission Meeting**  
Tuesday, February 3, 2026  
Ankeny City Council Chambers, Second Floor  
1250 SW District Drive, Ankeny, Iowa

**CALL TO ORDER**

Chair Ted Rapp called the February 3, 2026 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

**ROLL CALL**

Members present: Ted Rapp, Lisa West, Joseph Herst, Trina Flack, Phil Tuning and Todd Ripper. Absent: Randy Weisheit. Staff present: Eric Jensen, Eric Carstens, Jake Heil, Laura Hutzell, Ryan Kirschman, Deb Gervais and Megan Flynn.

**AMENDMENTS TO THE AGENDA**

Motion by T. Flack to approve and accept the February 3, 2026 agenda without amendments. Second by J. Herst. 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 December 16, 2025 meeting**

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

**Item #2. 36th St - Dutch Bros Coffee - Site Plan**

**Item #3. 1302 N Ankeny Blvd - 2025 Northview Parking Lot Improvements**

**Item #4. 36th Street Centre Plat 2 - Final Plat**

**Item #5. Piper Properties Plat 5 - Final Plat**

**Item #6. Piper Properties Plat 6 - Final Plat**

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

**BUSINESS ITEMS**

**Item # 1. Corporate Woods Business Park Urban Renewal Plan.**

Director of Economic Development, Derek Lord, presented the Corporate Woods Business Park Urban Renewal Plan. The 2026 Corporate Woods Business Park Urban Renewal Plan I has been developed to promote commercial and industrial economic development so that the city may undertake urban renewal activities granted to it under Iowa Code Chapter 403, Urban Renewal. The area identified for urban renewal is located north of SE Corporate Woods Drive and east of SE Convenience Boulevard It is 20.413-acres and

located on Lot 1, Corporate Woods Business Park Plat 3. Iowa Code Section 403.5(2)(a) requires that the Plan and Zoning Commission review the urban renewal plan for conformity with the approved comprehensive plan. Upon receipt of the recommendations of the planning commission or, if no recommendations are received within the thirty days, then the local governing body may proceed with the hearing on the proposed urban renewal plan.

The 2026 Corporate Woods Business Park Urban Renewal Plan I is in conformance with both the Future Land Use Map and the Economic Development Vision, Goals and Policies of The Ankeny Plan 2040, Comprehensive Plan.

Motion by T. Flack to approve the Corporate Woods Business Park Urban Renewal Plan. Second by T. Ripper. Motion carried 6-0.

## **REPORTS**

### **City Council Meeting**

E. Jensen reported on the February 2, 2026 City Council meeting and work session.

### **Director's Report**

E. Jensen presented the tentative agenda items for the Tuesday, February 17, 2026 Plan and Zoning Commission meeting. He shared that there will be a site plan on the agenda at the next meeting for a request for approval of a new water tower in Uptown Ankeny.

### **Building Permit Reports**

E. Jensen shared the December 2025 and January 2026 Monthly Building Reports.

### **Commissioner's Reports**

Commissioners welcome newest commissioner, J. Herst.

## **MISCELLANEOUS ITEMS**

Election of Chair and Vice Chair

T.Flack placed into nomination T.Rapp to serve as Chair.

Second by P. Tuning. All voted aye.

L. West placed into nomination R.Weisheit to serve at Vice Chair.

Second by P. Tuning. All voted aye.

## **ADJOURNMENT**

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

Submitted by Megan Flynn, Recording Secretary  
Plan & Zoning Commission