

Meeting Minutes
Zoning Board of Adjustment
Tuesday, February 3, 2026
Ankeny City Council Chambers
1250 SW District Drive, Second Floor, Ankeny, Iowa

CALL TO ORDER

Chair Matt Ott called the February 3, 2026 regular meeting of the Zoning Board of Adjustment to order at 5:00 p.m.

Chair Matt Ott read the Zoning Board of Adjustment Opening Statement.

ROLL CALL

Members present: Matt Ott, Jeff Baxter, Nichole Sungren and Eric Strom. Absent: Brett Walker. Staff: E. Jensen, E. Carstens, L. Hutzell, R. Kirschman, J. Heil, and M. Flynn.

AMENDMENTS TO THE AGENDA

There were no amendments to the agenda.

MINUTES OF THE DECEMBER 16, 2025 REGULAR MEETING

Motion by J. Baxter to approve the meeting minutes with amendment to change J. Baxter's initial from B to J in first listing. Second by M.Ott. Motion carried 4 – 0

COMMUNICATIONS / CORRESPONDENCE

There were no communications.

BUSINESS ITEMS

PUBLIC HEARINGS:

#26-01

Jeff Westendorf, Westwood Professional Services

on behalf of DRA Properties LC

for the property located at

LOT 4 & THAT PART OF LOT 3 PLAZA 36 PLAT 1

RE: Conditional Use Permit-for construction of a Les Schwab Tires Store at 1945 NE 36th Street

Chair M. Ott opened the public hearing.

The applicant, Jeff Westendorf, was in attendance on behalf of Les Schwab and DRA Properties LC for the property located at LOT 4 & THAT PART OF LOT 3 PLAZA 36 PLAT 1 regarding a Conditional Use Permit for construction of a Les Schwab Tires Store at 1945 NE 36th. He stated he is in attendance to answer any questions.

Staff reported that the applicant is requesting a Conditional Use Permit for construction of a Les Schwab Tires Store at 1945 NE 36th. The subject property at 1945 NE 36th Street is situated on Lot 4 and Part of Lot 3, Plaza 36 Plat 1; and is generally located east of Interstate 35 and south of NE 36th Street. The subject property is zoned Otter Creek Planned Unit Development, with properties to the north, east and south being similarly zoned. Properties to the west are zoned C-2, General Retail, Highway

Oriented, and Central Business Commercial District. The property is approximately 1.56 acres in size. The submitted site plan shows an 8,200 sf building located along the west side of the lot, trash enclosure, parking area, sidewalk and public access connections, landscaping and associated site improvements. The proposed building will be 23' 4" at the uppermost point and will be constructed of a variety of colored precast concrete, stone, and glass. A Conditional Use Permit is required per ordinance 1781. The approval of the conditional use does not include a site plan; that process will go through Planning and Zoning Commission when a site plan is created to ensure it falls within the ordinance requirements.

There was no one in the audience to speak for or against the request.

Motion by M. Ott to close the public hearing, receive and file documents. Second by J. Baxter. All voted aye. Motion carried 4 – 0.

M. Ott inquired about the surrounding area. Staff noted that immediately adjacent properties would be developed commercially and that any potential multi-family development was located much further south. J. Baxter asked if there are any homes within 250 ft to be notified; there are none.

Board Action on Filing #26-01 for property located at LOT 4 & THAT PART OF LOT 3 PLAZA 36 PLAT 1

Motion by J. Baxter that the Zoning Board of Adjustment grant a Conditional Use Permit-for construction of a Les Schwab Tires Store at 1945 NE 36th. The Board's position is based on a determination that:

1. The proposed use compliments the intent and purposes of the Otter Creek PUD and does not impact or restrict any of the surrounding properties.
2. This request is in harmony with the intended spirit and purpose of the Ankeny Municipal Code.

Second by M. Ott. Motion carried 4 – 0.

Chair M. Ott stated that any person desiring to appeal this decision to a court of record may do so within 30 days after the filing of this decision.

NEW BUSINESS

E. Jensen presented the 2025 Zoning Board of Adjustment Annual Report.

Nomination of Chair and Vice Chair

J.Baxter placed into nomination Matt Ott to serve as Chair. Second by N.Sungren. All voted aye.

M. Ott placed into nomination Jeff Baxter to serve as Vice Chair. Second by N.Sungren. All voted aye.

REPORTS

Renewed Special Use Permits

#23-01 Dough Co. Pizza, 2405 SW White Birch Drive, Ste. 100

ADJOURNMENT

There being no further business, M. Ott motioned to adjourn the meeting. Second by J. Baxter. Meeting adjourned at 5:14 p.m.

Submitted by Eric Carstens, Recording Secretary
Zoning Board of Adjustment