

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, February 17, 2026
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the February 17, 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 and Bryan Morrissey.

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve and accept the February 17, 2026 agenda without amendments. Second by P. Tuning. 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

Motion to approve and accept the February 3, 2026 minutes of the Plan and Zoning Commission meeting.

Item #2. Berwick Estates Plat 2 – Final Plat

Motion to recommend approval of the final plat for Berwick Estates Plat 2; and recommend City Council authorization of cost-participation request for modified subbase, 8-inch subdrain, and sidewalk oversizing along NE Berwick Drive in the amount estimated to be \$176,438

Item#3 1010 N. Ankeny Boulevard – Innovative Hub Site Plan

Motion to approve the site plan for 1010 N. Ankeny Blvd, Innovative Hub, subject to approval of the required traffic study, obtaining the required Iowa DOT work permits and subject to City Council approval of the required easement documents and public improvement documents, including contracts and bonds

Item#4 First Street Commons Plat 4 – Final Plat

Motion to recommend approval of the First Street Commons Plat 4 Final Plat

Item#5 2401 SE 90th Street – I-80 Commerce Center Plat 1 Lot 2 Site Plan

Motion to approve the site plan for 2401 SE 90th Street, I-80 Commerce Center Plat 1 Lot 2, subject to approval of SWPPP, COSESCO, and NPDES General Permit

Item#6 Elevated Water Storage Tank No. 4 – Site Plan

Motion to approve the site plan for the Elevated Water Storage Tank No. 4, subject to recordation of the associated Plat of Survey

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

REPORTS

City Council Meeting

E.Jensen reported on the February 16, 2026 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the Tuesday, March 3, 2026 Plan and Zoning Commission meeting.

Commissioner's Reports

T. Ripper asked about the work going on along Highway 69 near NE 62nd Street. Don Clark, Municipal Utilities Director, commented that the City did a sanitary sewer project along there last year and the IDOT have planted trees along the right-of-way. T. Ripper also mentioned that the City of Des Moines has a "mini tree" program. T. Flack and E. Jensen commented that the City of Ankeny has a similar program.

Chair T. Rapp shared that he drove out to the Berwick Estates development and commented on the number of houses being built.

ADJOURNMENT

There being no further business, Chair T. Rapp adjourned the meeting. Meeting adjourned at 6:39 p.m.

Submitted by Eric Carstens, Planning Manager
Plan & Zoning Commission