

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

CALL TO ORDER

Chair Ted Rapp called the March 17, 2026 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: Ted Rapp, Randy Weisheit, Trina Flack, Joseph Herst, Phil Tuning and Todd Ripper. Absent: Lisa West. 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 March 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 March 3, 2026 minutes of the Plan and Zoning Commission meeting.

Item #2. Ankeny Charter School Plat 1 – Final Plat

Motion to recommend City Council approval of Ankeny Charter School Plat 1 Final Plat.

Item #3. 3710 NE Spectrum Drive – Freddy's Site Plan

Motion to approve the site plan for 3710 NE Spectrum Drive, Freddy's.

Item #4. 1945 NE 36th Street – Les Schwab Tire Store Site Plan

Motion to approve the site plan for 1945 NE 36th Street, Les Schwab Tire Store.

Item #5. 2806 N. Ankeny Boulevard – Central Bank Site Plan

Motion to approve the site plan for 2806 N. Ankeny Boulevard, Central Bank; subject to approval and recording of Piper Properties Plat 5 and necessary easements.

Item #6. Hope Crest Plat 2 – Final Plat

Motion to recommend City Council approval of Hope Crest Plat 2 Final Plat; and recommend City Council authorization of cost-participation request for sidewalk oversizing in the amount estimated to be \$3,570.00 and truncated domes in the amount estimated to be \$1,600.00.

Motion by R. Weisheit to approve the recommendations for Consent Agenda Items #1 - #6. Second by J. Hurst. Motion carried 6 - 0.

REPORTS

City Council Meeting

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

Director's Report

E.Jensen presented the tentative agenda items for the Tuesday, April 7, 2026 Plan and Zoning Commission meeting and noted that there will be a public hearing on the April 7th agenda for a request to rezone property from R-1 to R-3, restricted to 12 units per acre, no apartments.

Commissioner's Reports

There were no reports.

ADJOURNMENT

There being no further business, Chair T. Rapp adjourned the meeting. Meeting adjourned at 6:35 p.m.

Submitted by Eric Carstens, Planning Manager
Plan & Zoning Commission