



PLAN AND ZONING COMMISSION

Meeting Agenda
Tuesday, April 21, 2026
6:30 PM

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

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst

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 April 21, 2026 Agenda

Consider MOTION to approve and accept the April 21, 2026 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes of the April 7, 2026 Plan and Zoning Commission meeting

Consider MOTION to approve and accept the April 7, 2026 minutes of the Plan and Zoning Commission meeting.

2. 1600 SE Corporate Woods Drive - 2026 Baker Group Addition Site Plan

Consider MOTION to approve the site plan for 1600 SE Corporate Woods Drive, 2026 Baker Group Addition Site Plan; subject to City Staff approval of the Traffic Study.

3. Trailside at Trestle Ridge Plat 1 Final Plat and Site Plan

That the Plan and Zoning Commission recommend City Council approval of Trailside at Trestle

Ridge Plat 1 Final Plat and accept private street names NW Cadence Lane, NW Trail Grove Lane and NW Path Lane; and recommend City Council authorization of cost-sharing for 2,157 square yards of 6-inches of modified subbase under the pavement in an amount not to exceed \$64,710.00 and for 1,019 linear feet of perforated subdrain in an amount not to exceed \$12,737.50.

That the Plan and Zoning Commission approve Trailside at Trestle Ridge Plat 1 Site Plan subject to recordation of the Trailside at Trestle Ridge Plat 1 Final Plat and acceptance of the private street names NW Cadence Lane, NW Trail Grove Lane and NW Path Lane.

4. 3708 SE Convenience Boulevard - Ankeny Regional Airport Construct Maintenance Building Site Plan

Consider MOTION to approve the site plan for 3708 SE Convenience Boulevard, Ankeny Regional Airport Construct Maintenance Building.

Consider MOTION to approve the recommendations for Consent Agenda Item(s) #1 -#4

F. REMOVED CONSENT AGENDA ITEMS:

G. PUBLIC HEARINGS:

H. BUSINESS ITEMS:

5. Hubbell Realty Company on behalf of the property owners, Richard H. Meridith and Martha J. Meridith Revocable Trust request to rezone 16.62 acres from R-1, One-Family Residence District to R-3, Multiple Family Residence District, restricted to 12 units per acre and no apartments.

Consider MOTION to recommend City Council approval of the request by Hubbell Realty Company on behalf of the property owners, Richard H. Meridith and Martha J. Meridith Revocable Trust, to rezone 16.62 acres from R-1, One-Family Residence District to R-3, Multiple Family Residence District, restricted to 12 units per acre and no apartments.

6. Request by William Kimberley Development Corp. for 100% Voluntary Urbanized Annexation of property into the City of Ankeny (Moeckly)

Consider MOTION to recommend City Council approval of the Moeckly Farms Annexation 100% Voluntary Urbanized Annexation

I. REPORTS:

Director and Commissioner Reports

1. April 20, 2026 City Council Report
2. Tentative Agenda items for Tuesday, May 5, 2026
3. Commissioner's Reports

J. MISCELLANEOUS ITEMS:

K. ADJOURNMENT:

Consider MOTION to adjourn the meeting