

Meeting Minutes
Plan & Zoning Commission Meeting

Tuesday, April 7, 2026

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

CALL TO ORDER

Chair Ted Rapp called the April 7, 2026 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

AMENDMENTS TO THE AGENDA

Motion by L. West to approve and accept the April 7, 2026 agenda without amendments. Second by R. Weisheit. 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 17, 2026 minutes of the Plan and Zoning Commission meeting.

Item #2. 2605 SW Oralabor Road – Ankeny Charter School Site Plan

Motion to approve the site plan for 2605 SW Oralabor Road, Ankeny Charter School, subject to approval of the Traffic Study and developer responsibility for any improvements determined necessary by the Traffic Study.

Item #3. 1950 NE 36th Street – Izumi Restaurant and Retail Center Site Plan

Motion to approve the site plan for 1950 NE 36th Street, Izumi Restaurant and Retail Center Site Plan, subject to City Council approval of the development agreement for a westbound right-turn lane at the intersection of NE 36th St. and NE Threshold Dr.

Motion by P. Tuning to approve the recommendations for Consent Agenda Items #1 - #3. Second by J. R. Weisheit. Motion carried 6 - 0.

PUBLIC HEARINGS

Item #4. Request by Hubbell Realty Company on behalf of the property owners, Richard H. Meridith and Martha J. Meridith Revocable Trust, to rezone property from R-1, One Family Residence District to R-3, Multiple Family Residence District, restricted to 12 units per acre, no apartments.

Staff Report. L. Hutzell reported that the applicant Hubbell Realty Company, on behalf of the Meridith Revocable Trust, is requesting a rezoning of approximately 16.62 acres from R-1, One-Family Residence District, to R-3, Multiple Family Residence District restricted to 12 units per acre, no apartments. She said that the subject property consists of a single parcel located west of Interstate 35 and east of Northeast Delaware Avenue and places the site within an area that is already developing with a mix of residential uses including multifamily. Laura then described zoning to the north is R-3, multi-family residence district with conditions and contains a single-family home. To the west, across Delaware Avenue, is Fountain View Estates, which is zoned R-1, one-family residence district. To the southwest is Crestbruck Acres, zoned R-2, One-Family and Two-Family residence District. She went on to say that property to the east is Interstate right-of-way, and property to the south is zoned R-3A, Planned Multiple-Family Residence District. She then mentioned that the proposed rezoning aligns with the City's Comprehensive Plan, specifically the Ankeny Plan 2040 Future Land Use Map, which currently designates this property as Medium Density Residential and that the Medium Density category is intended to serve as a transition between low-density and higher-density residential areas. L. Hutzell then went on to say that the public notification requirements were met, including mailed notices to property owners within 250 feet, publication of a legal notice, and posting of signage on the property. She then closed her presentation by stating

that following the meeting tonight, staff will collect comments and questions from the Commission and public and then give a complete staff report, including a recommendation at the next Plan and Zoning Commission meeting on April 21, 2026.

Ryan Hardisty, Civil Design Advantage, R. Hardisty commented that he would answer any question the Commission may have regarding the request.

Wayne Goedken, 1002 NE Lake View Drive, Mr. Goedken stated he is the Treasurer of the Fountain View Estates Homeowners Association. He commented that the proposal introduces approximately 200 high-density units adjacent to a low-density neighborhood which causes many concerns for their homeowner's association. He mentioned the first concern is regarding traffic, pedestrian safety, and infrastructure capacity. Their private neighborhood is already adjacent to a high traffic area, and they are opposed to even more traffic around their homes. The private pond is also a concern for trespassing if more traffic is introduced to the area. Secondly, concerns regarding whether the roads, stormwater systems and other services have been adequately evaluated for a development of this scale. He went on to say that the development represents a significant shift in land use intensity and requested that the Board carefully consider these concerns and explore transition options that better buffer single-family neighborhoods from higher-density development.

Jim Weyer, 1017 NE Fountain View Court, Mr. Weyer expressed concerns about stormwater runoff and the situation of the ditches behind their neighborhood, particularly due to increased impervious surfaces such as rooftops, driveway, and parking lots within the proposed development. He noted the potential strain the development would have on the existing drainage system and questioned the placement of the proposed detention pond in the northeast corner of the development. He then went on to express his concerns with the 12 units per acre density and the units being rentals vs owner-occupied housing.

Marsha Olinghouse, 1013 NE Fountain View Drive – Ms. Olinghouse spoke regarding her stress level due to the increased use of the Fountain View neighborhood amenities, in particular the private pond and the walking path around it. She noted there are already concerns regarding trespassing, and introducing additional traffic to the neighborhood from across the street creates more conflicts and safety concerns for those who already live in the Fountain View neighborhood. She commented that the city should be doing more to help the homeowners association with safety and the ongoing costs for the upkeep and debris removal if a higher density development were to be constructed. She then went on to address her concerns regarding the already heavily traveled NE Delaware corridor and the impact the traffic already has on the 1st Street intersection. She is concerned this will add to even more bottlenecks within the street system around her neighborhood.

Russel Adams, 1014 NE Lake View Drive - Mr. Adams noted that the Fountain View neighborhood is a long-established, low-density community with a defined character and is sincerely worried about how a new townhome development will affect this. He noted the proposed development would be a significant and permanent change for the established neighborhoods nearby. He questioned why City Staff did not show a picture of the proposed development. He commented on the stormwater impacts brought on by a development of this size, mentioning concerns about the number of impervious areas proposed and the history of flooding, specifically Four Mile Creek. He questions whether a stormwater study has been done. He then went on to express frustration regarding there only being one access point for the development of 200 units and the traffic impacts and need for a signalized intersection. He requested that a comprehensive stormwater management plan be implemented, and that density, height limits and adequate buffering be carefully looked at for this proposed development.

Mark Olinghouse, 1013 NE Fountain View Drive, Mr. Olinghouse spoke about his experiences with confrontation regarding trespassing around the Fountain View pond. He also noted increased garbage and litter recently from people who do not live there and do not have to pay to have it cleaned up. He expressed his concern about his property value diminishing with a new townhome development adjacent to their residence. He also expressed increased worrying about safety around the lake.

Alex Orellana, 802 NE Vail Court, Mr. Orellana expressed his frustration with the fact that no site plan or rendering was shown at the public hearing regarding the proposed development. He expressed his thoughts about this process being premature, wondering how a Board could recommend a rezoning they don't know further details about yet.

Anne Dirks, 813 NE Lake View Drive, Ms. Dirks also spoke regarding their homeowners' association and the number of issues they have to handle that the City doesn't. She is concerned with the amount of debris in their pond and it is clogging up the drains around their neighborhood. She went on to explain the recent costs the HOA has had to pay including dredging the pond and rip rap. She expressed her concern about unmonitored children and their safety around their pond. She wishes the City would take more responsibility for the issues their HOA is having.

Mark Finley, 901 NE Lake View Drive, Mr. Finley spoke regarding his preference for the proposed rezoning to stay as R-1 (single family zoning) and that it be developed in a manner more compatible with surrounding neighborhoods. He then reiterated that a lower density would be much more appropriate.

Wei Su, 1009 NE Fountain View Drive, Ms. Su expressed her concern regarding the safety of her young children if a new townhome development would bring additional trespassing to their neighborhood and her private property.

T. Rapp clarified that the parcel is currently zoned R-1 because when a piece of land comes into the City, that is the automatic zoning category it goes to due to the fact it is the strictest, it is not necessarily the designation of use.

David Godin – Mr. Godin expressed his strong opposition to the rezoning with specific concerns related to traffic increases and safety risks. He is also concerned about the stormwater runoff and the sewer capacity for the development being proposed. Like others, he also mentioned his frustrations and concerns regarding the private pond and the increased impact this rezoning would have on their neighborhood privacy and safety.

A female member of the public asked for further clarification regarding the process after tonight's meeting.

T. Rapp clarified stating that the purpose of tonight's meeting was for the Board to hear from staff and members of the public regarding the request. Action will be taken at the upcoming meeting on April 21st. T. Rapp then clarified further stating that the request will ultimately move on to be heard at a public hearing at the City Council level. He clarified that the Plan and Zoning Commission is a recommending body, the final decision will be made at City Council.

Motion by R. Weisheit to close the public hearing and receive and file documents. Second by L. West. All voted aye. Motion carried 6-0.

Chair Tedd Rapp shared that the item would come back to the Commission on April 21, 2026. City staff will present their report, and the Commission will deliberate and make a recommendation to the City Council.

BUSINESS ITEMS

Item # 5. Request for a 2026 Minor Amendment to the Pine Lake Estates Planned Unit Development (PUD) and Master Plan for property owned by DRA Properties, LC.

Staff Report. L. Hutzell reported that the applicant, DRA Properties LC, is requesting approval of a Minor Amendment affecting approximately 18 acres within the southeast portion of the Pine Lake Estates PUD development. She noted the 18-acre proposed amendment area is located at the southeast corner of NE 18th Street and NE Fourmile Drive, just east of NE Spectrum. She then gave a brief history on the original PUD approved in 2024. She stated that it includes approximately 124.4 **acres** of development and consists primarily of low-density residential uses, including a mix of lot types, along with a designated multi-family area, parkland, and an outlot for educational use. She said that the 18-acre request originally included 19 Village lots with driveway access along NE Spectrum and NE 21st Street, ranging from lot widths of 65 to 79 feet. She noted 12.94 acres was designated for multi-family development at a density of roughly 12 units per acre for a total of up to 174 residential units allowed under the original PUD and Master Plan. Next, she went on to explain specifics of the amendment request starting first with the single-family area. She noted that the applicant is proposing to replace the 19 Village lots with 24 single-family Garden Lots, each with a minimum frontage width of 50 feet and a minimum lot area of 6,000 square feet and correspond only to lots 152-175. She explained that this change can be referenced in the updated PUD booklet. She went on to say that the proposed Garden Lots are now designed as rear-loaded lots with alley access, which reduces direct driveway access onto NE Spectrum Drive and improves overall street functionality and traffic flow within the development. Next, she explained the multi-family component of the amendment request. L. Hutzell said that the land area for the multi-family component is proposed to change from the original 12.94 acres to 14.56 acres and will be organized into three outlots. The maximum unit count within this multi-family area is now maxed at 149 units, resulting in a density of approximately

10.3 units per acre. She then stated the importance of the 174-unit cap, noting that this request does not exceed that and the proposed amendment does not increase the overall density. She also made sure to clarify that the buffering for this area of development has not changed and is still required. Next L. Hutzell spoke regarding the parkland dedication requirement. She noted that due to the revised layout being proposed, there will be a slight increase in the parkland requirement. Previously, it was 6.78 acres, it is now 6.99 acres. Finally, L. Hutzell explained that staff had evaluated the request in accordance with Ankeny Municipal Code Section 192.15(2)(D), which classifies PUD amendments as either major or minor. She noted that the request does not increase the total number of residential units, does not intensify land use and does not increase infrastructure demand. She then ended her presentation by stating that Staff finds that the request meets the criteria for a Minor Amendment.

Motion by T. Ripper to recommend City Council approval of the 2026 Minor Amendment to the Pine Lake Estates Planned Unit Development (PUD) and Master Plan. Second by R. Weisheit. Motion carried 5-0-1 (Abstain: T. Rapp).

REPORTS

City Council Meeting

E.Jensen reported on the April 6, 2026 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the Tuesday, April 21, 2026 Plan and Zoning Commission meeting and presented the March 2026 Building Permit Report.

Commissioner's Reports

There were no reports.

ADJOURNMENT

There being no further business, Chair T. Rapp adjourned the meeting. Meeting adjourned at 7:20 p.m.

Submitted by Eric Carstens, Planning Manager
Plan & Zoning Commission