

**Meeting Minutes**  
**Zoning Board of Adjustment**  
Tuesday, April 7, 2026  
Ankeny City Council Chambers  
1250 SW District Drive, Second Floor, Ankeny, Iowa

**CALL TO ORDER**

Chair Matt Ott called the April 7, 2026 regular meeting of the Zoning Board of Adjustment to order at 5:04 p.m.

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

**ROLL CALL**

Members present: Matt Ott, Jeff Baxter, Nichole Sungren, Brett Walker and Eric Strom. Staff: E.Jensen, E.Carstens, B. Morrissey and R.Kirschman.

**AMENDMENTS TO THE AGENDA**

There were no amendments to the agenda.

**MINUTES OF THE FEBRUARY 17, 2026 REGULAR MEETING**

Motion by J. Baxter to approve the meeting minutes as submitted. Second by N. Sungren. Motion carried 5-0.

**COMMUNICATIONS / CORRESPONDENCE**

Chair M. Ott announced that the Board received three correspondence in favor of the request and one correspondence in opposition regarding Public Hearing #26-03. He said the Board will formally receive and file the correspondence during the public hearing.

**BUSINESS ITEMS**

**PUBLIC HEARINGS:**

**#26-03**

**Reese Builders Inc., on behalf of Craig and Lisa Miller**

***for property located at***

**613 SE 2<sup>nd</sup> Street**

**RE: Variance – Accessory Structure**

Chair M.Ott opened the public hearing.

The applicant, Luke Reese, explained that they are requesting a larger garage than what is allowed per the 10% lot area restriction. They are requesting a 24'x42' garage that would be 1,008 s.f. The maximum size for an accessory structure on this property would be 881 s.f., so a 127 s.f. variance is being requested. The additional square footage is being requested for personal property use by the owner and for additional storage.

M. Ott stated that the correspondence in opposition of the request indicated they were ok with the first stake, but not the second stake and asked the applicant to explain what the stakes were. Craig Miller, the property owner at 613 SE 2<sup>nd</sup> Street indicated that he placed two stakes in the yard to show the

approximate garage location if 24'x36' versus 24'x42'. M. Ott confirmed that the neighbor to the south was ok with the 24'x36' garage but was opposed to the 24'x42' garage.

J. Baxter explained to the applicant that the Board needed to consider if there was an extraordinary situation or condition regarding the property that would warrant granting the variance. He asked if there was such a condition. C. Miller responded that he wants a tandem garage and the depth of the lot makes that difficult. J. Baxter asked what unnecessary hardship would be created if the Board did not approve the request. C. Miller responded that he would not have as much space.

N. Sungren stated that the concern from the neighbor to the south was regarding stormwater drainage and asked if the proposed garage would be within an existing drainage easement. L. Reese responded there was a five-foot easement but the garage would not encroach into that easement.

B. Morrissey reported the property was zoned R-2 and was 8,881 s.f. in size. Neighboring properties are also zoned R-2 and have similar sized lots. The property currently has a single-family house and a detached garage constructed in 1970. The existing garage is 24'x24' and 576 s.f. The applicant was denied a permit request for a 24'x42' detached garage because the size of the garage exceeded 10% of the total lot area. He explained that code section 191.07(1) states that accessory structures on one and two-family residential lots shall not occupy more than 10% of the total area of the lot. The proposed garage would be 1,008 s.f. in size and would exceed the size limitation by 127 s.f. Staff's position is that there are no unique circumstances or extraordinary conditions that would warrant the variance request. Should the garage be allowed it would be nearly as large as the principal structure on the site. Staff's recommendation is that the Board deny the variance request.

M. Ott asked if they attached the garage to the house, would it be allowed by code as proposed. Staff responded that the garage would not meet required rear yard setbacks for a principal structure.

N. Sungren pointed out that there were a couple of garages shown on the aerial map that appeared to be large and asked if staff knew the sizes or situations of those garages. Staff responded that research was done to see if any variances had been approved in the neighborhood, which there were not, but did not have specific information on those garages.

Motion by M. Ott to close the public hearing, receive and file documents. Second by J. Baxter. All voted aye. Motion carried 5 - 0. M. Ott indicated that he would abstain from the vote as he is currently working with Reese Builders.

J. Baxter stated that he would be voting to deny the variance due to there not being any exceptional circumstances of the size or condition of the lot and that wanting extra space in the garage is not an unnecessary hardship.

N. Sungren stated that she agreed there was nothing unique about the property.

E. Strom pointed out the concern for storm water runoff from the neighbor to the south.

B. Walker agreed that the request did not meet the criteria for a variance.

**Board Action on Filing #26-03 for property located at 613 SE 2<sup>nd</sup> Street**

Motion by N. Sungren that the Zoning Board of Adjustment deny a Variance to Ankeny Municipal Code Section 191.07(1) to allow a 1,008 square foot detached garage on the property at 613 SE 2<sup>nd</sup> Street. This is based on the determination that there are no exceptional topographical conditions, extraordinary situations or circumstances, or unnecessary hardships accompanying the subject property; and that the request is not in harmony with the intended spirit and purpose of the Ankeny Municipal Code.

Second by B. Walker. Motion carried 4 - 0 - 1 (Abstain: M. Ott)

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.

M. Ott noted that there was a special use permit renewal.

**ADJOURNMENT**

There being no further business, M. Ott adjourned the meeting at 5:31.

Submitted by Eric Carstens, Planning Manager  
Zoning Board of Adjustment